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Los Ranchos/Edna Village

SPECIFIC PLAN

LOS RANCHOS/EDNA VILLAGE

SPECIFIC PLAN

Prepared by

San Luis Obispo County Planning Department
and
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Adopted by the San Luis Obispo County

Board of Supervisors June 5, 1984

Resolution No. 84-238

Revised January, 1988

COUNTY OF SAN LUIS OBISPO

LOS RANCHOS/EDNA VILLAGE SPECIFIC PLAN

Adopted June 5, 1984, Resolution No. 84-238

Amended

May 6, 1986	Ordinance No. 2257
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REPORT OF THE BOARD OF DIRECTORS

FOR THE YEAR ENDING DECEMBER 31, 1957

REPORT OF THE BOARD OF DIRECTORS TO THE STOCKHOLDERS


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PREFACE

Los Ranchos/Edna Village

SPECIFIC PLAN



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PREFACE

A SPECIFIC PLAN DEFINED

A specific plan is a medium-to-long range set of guidelines for land use and development in a defined area of the county. The specific plan serves as a bridge between the area-wide concerns of the general plan and site-related details of plans for individual developments. It enables local government to work with citizens and project developers to define the physical character of new and expanding neighborhoods, commercial or industrial areas. Land Uses, road layout, public services and utilities, special design standards and the phasing of new development are all considered for a selected area as part of a comprehensive plan. This process is in contrast to addressing area problems and opportunities on a piecemeal basis through numerous individual development plans and subdivision applications.

AUTHORITY FOR SPECIFIC PLANS

Through standards included in the Land Use Element of the general plan (amended in 1980), San Luis Obispo County established policies that required preparation of a specific plan for the Los Ranchos-Edna Village before development of the "Recreation" designated property around the San Luis Obispo Country Club. The Land Use Element standards also determined the required contents of the Los Ranchos-Edna Specific Plan.

The preparation of specific plans is authorized by the California Government Code. The following code sections describe how and when specific plans may be used and their minimum contents.

65450. The planning agency may, or if so directed by the legislative body shall, prepare specific plans based on the general plan and drafts of such regulations, programs, and legislation as may in its judgment be required for the systematic execution of the general plan and the planning agency may recommend such plans and measures to the legislative body for adoption.

65450.1. A specific plan need not apply to the entire area covered by the general plan. The legislative body or the planning agency may designate areas within a city or a county for which the development of a specific plan will be necessary or convenient to the implementation of the general plan. The planning agency may, or if so directed by the legislative body shall, prepare specific plans for such areas and recommend such plans to the legislative body for adoption.

65451. Such specific plans shall include all detailed regulations, conditions, programs and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the general plan listed in Section 65302, including, but not limited to, regulations, conditions, programs and proposed legislation in regard to the following:

- a. The location of housing, business, industry, open space, agriculture, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk and setback limits for such buildings and facilities, including the location of areas, such as flood plains or excessively steep or unstable terrain, where no building will be permitted in the absence of adequate precautionary measures

being taken to reduce the level of risk to that comparable with adjoining and surrounding areas.

- b. The location and extent of existing or proposed streets and roads, their names or numbers, the tentative proposed widths with reference to prospective standards for their construction and maintenance, and the location and standards of construction, maintenance and use of all other transportation facilities, whether public or private.
- c. Standards for population density and building density, including lot size, permissible types of construction, and provisions for water supply, sewage collection, treatment and disposal, storm water drainage and the disposal of solid waste.
- d. Standards for the conservation, development, and utilization of natural resources, including underground and surface waters, forests, vegetation and soils, rivers, creeks, and streams, and fish and wildlife resources. Such standards shall include, where applicable, procedures for flood control, for prevention and control of pollution of rivers, streams, creeks, and other waters, regulation of land use in stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the area, the prevention, control and correction of soil erosion caused by subdivision roads or any other sources, and the protection of watershed areas.
- e. The implementation of all applicable provisions of the open-space element as provided in Article 10.5 (commencing with Section 65560) of this chapter.

- f. Such other measures as may be necessary or convenient to insure the execution of the general plan.

65452. Such specific plans may also include all detailed regulations, conditions, programs, and proposed legislation which may be necessary or convenient for the systematic implementation of any general plan element as provided in Section 65303.

Once a specific plan is adopted, it determines how future subdivision and development will occur on lands covered by the plan. Subdivision maps must be found consistent with the adopted plan, as indicated in the following section of the Government Code:

66473.5. No local agency shall approve a map unless the legislative body shall find that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of this title, or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of this title.

A proposed subdivision shall be consistent with a general plan or a specific plan only if the local agency has officially adopted such a plan and the proposed subdivision or land use is compatible with the objectives, policies, general land uses and programs specified in such a plan.

The Los Ranchos-Edna Specific Plan has been prepared to meet the state-mandated contents for a specific plan, and to fulfill the Land Use Element requirements for the San Luis Obispo Country Club area.

PLAN PREPARATION

This specific plan was prepared by the San Luis Obispo County Planning Department with significant participation in the plan and its technical studies by the following:

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LOS RANCHOS - EDNA VILLAGE SPECIFIC PLAN
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I. INTRODUCTION AND SUMMARY

Los Ranchos/Edna Village

SPECIFIC PLAN

I. INTRODUCTION AND SUMMARY

A. PURPOSES OF THE SPECIFIC PLAN

This specific plan establishes detailed guidelines for land use and development within the Los Ranchos-Edna Village, an area located around the San Luis Obispo Country Club and Golf Course, south of the city of San Luis Obispo. The plan will inform affected landowners how and when property included in the plan can be developed and what problems must be solved before such development. It establishes standards for basic site improvements and special requirements to resolve conditions that are unique to the village area.

B. PLANNING AREA DESCRIPTION

Figure 1 shows the location of the Los Ranchos-Edna Village approximately three miles southeast of the city of San Luis Obispo, midway between downtown S.L.O. and the city of Pismo Beach. The site is immediately south of State Highway 227 (Edna Road), and generally north of the San Miguelito Hills. The immediate setting for the Los Ranchos-Edna village is the Edna Valley, an agricultural area characterized by vineyards, areas of specialized orchard and vegetable crops and grain.

The Los Ranchos-Edna Village Specific Plan covers the entire area within the village reserve line, established by the Land Use Element of the county general plan (see Figure 2). The Specific Plan area centers on the 256-acre golf course, as shown on the existing Land Use Map, Figure 3. The San Luis Obispo Country Club is a private facility containing an 18-hole golf course, tennis courts, a swimming pool and central club facilities for use by its members. In addition to Rolling Hills and Country Club Estates, larger acreage parcels are located between Los Ranchos Road and Edna Road and southeast of Country Club Estates. These parcels are currently being used for

rural homesites. Most existing housing in the village is urban and suburban in character, with only a few units associated with agricultural uses. Most homes within the village are priced well above the financial capabilities of the average San Luis Obispo County resident. The majority of the homes have two, three and four bedrooms, were built in the late 1950's or early 1960's and remain in excellent condition. The village currently has little, if any, rental housing and no low income housing.

This plan also establishes a secondary planning area, extending beyond the village reserve line to encompass three small areas of similar development adjacent to the village (see Figure 2).

The primary planning area includes the old community of Edna (subarea II-c on Figure 2) in the southern part of the village. Edna was subdivided in 1894 as a railroad depot for the new Southern Pacific Railroad. It was then known as "Maxwellton" after its founder. The name Maxwellton still exists as the name of its main street. The source of the current name is not known, although "Edna" may have been in Maxwell's immediate family.

The old, narrow-gauge Pacific Coast Railroad also traversed the area, historically serving the purpose of carrying farm goods to market. One of its stops was the Steele dairy on the site of the present Country Club, while another more profitable stop was the oil shale quarry called "Bitumina" located at the head of Price Canyon.

In the mid-1960's, the northern portion of the planning area around the San Luis Obispo Country Club Golf Course was subdivided into two residential areas. These developments were the Country Club Estates, southeast of the golf course, and the Rolling Hills area to the northwest (identified as subarea IA on Figure 2). The lot sizes in Country Club Estates are typically urban (averaging approximately 10,000 square feet), with lots in the Rolling Hills area from 1.0 to 1.5 acres. Other uses in the village area include scattered

residences on parcels of various sizes, the Los Ranchos Elementary School, a union hall and the old Edna store (commercial) building. The most prominent visual features of the planning area are the San Miguelito Hills backdrop; the cypress windrows adjacent to Country Club Drive, Los Ranchos School and the historic Roselip home; and the golf course fairways.

The secondary planning area includes three areas of adjacent similar development identified as subareas IV-A, B and C on Figure 2. The first of these (subarea IV-A) consists of three 20-acre parcels with access to Crestmont Drive. Each contains a single family home and one is also developed with a large commercial (greenhouse) nursery operation. The second area (subarea IV-B) contains two parcels of 53 and 22 acres each. A portion of each is currently within the village, being divided by the village reserve line (VRL). The only access to these parcels is from an extension of Country Club Drive. The remaining area (subarea IV-C) consists of approximately 83 acres containing six 10 acre parcels, one 20-acre parcel; and the Lazzarini ownership, a 1.2 acre segment of the abandoned Pacific Coast Railroad right-of-way.

C. RELATIONSHIP TO LAND USE ELEMENT AND LAND USE ORDINANCE

Future development proposals for the village area must be found consistent with this specific plan. Where this plan refines the requirements of the Land Use Element, this plan will take precedence. The Land Use Ordinance will govern the manner in which this plan is implemented; however, this plan also refines some procedures and development standards of the ordinance to further implement the general plan.

The San Luis Obispo Area Plan of the Land Use Element (LUE) designates the San Luis Obispo Country Club and Golf Course area within the Recreation land use category and requires that a specific

plan be prepared for the entire village area in accordance with Section 65450 of the California Government Code. Chapter III of this document further defines the recreation land use with the intent of providing for a recreation-oriented residential project that focuses on the golf course. Section D repeats the specific LUE requirements that are applicable to the preparation of this specific plan.

D. REQUIRED OBJECTIVES AND CONTENTS OF THE SPECIFIC PLAN

The objectives and contents of the Los Ranchos-Edna Village Specific Plan were determined by requirements established during the adoption of the Land Use Element of the San Luis Obispo County General Plan in 1980. The specific plan must include all information required by Sections 65450 et seq. of the Government Code, as well as provide additional information required by the following planning area standard of the Land Use Element, San Luis Obispo Area Plan:

"Specific Plan Required. Prior to any subdivision of the country club property for residential purposes, approval of a specific plan prepared in accordance with Government Code Section 65451 is required. The specific plan is to include the entire Los Ranchos/Edna village area see Figure 2, and is to incorporate the following information in addition to that required by the Government Code:

- a. Proposed land uses and development concepts for the country club site as well as the other portions of the Los Ranchos-Edna village area.
- b. Location of clustered residential sites and the proposed number of units within each cluster. Developments with the greatest visual impact should be located on the northeast half of the property and adjacent to old Edna Road.

- c. Proposed methods and capacities of water supply and sewage disposal should be planned to permit addition of treatment units to serve the existing residential area.
- d. Functions and provisions for common open space areas (other than golf course fairways) for use by residents of the country club, and other areas accessible to residents of the other portions of the village.
- e. Proposed design themes and standards for all development areas. Development is to be designed with consideration for potential visual impacts, especially on the upper half of the property.

E. EXISTING LAND USE POLICIES WITHIN THE VILLAGE

The Land Use Element (LUE) has designated land within the Los Ranchos-Edna village in five primary land use categories or districts: Recreation, Residential Rural, Residential Suburban, Residential Single-Family and Commercial Retail (Figure 5). A sixth district designation, Public Facilities, covers the Los Ranchos Elementary School. Each of these districts correspond to designations shown on the village plan (Figure 7). The village also contains two Land Use Element (LUE) combining designations (or "overlay zones"): The Sensitive Resource Area and Airport Review Area (Figure 6).

1. Recreation

The Recreation land use category covers the entire 256 acre site that comprises the San Luis Obispo Country Club area. Because of the special planning area standards applicable to Los Ranchos-Edna village, this category permits an overall density

of one dwelling unit per acre, and encourages the clustering of housing in order to retain large areas of open space.

2. Residential Rural

The steeper hillside areas of the San Miguelito Hills and the flat area south of Country Club Estates are designated Residential Rural. Existing lot sizes generally average 10 acres. Most of these lots were subdivided with the last Lewis tract maps, which clustered smaller single family lots adjacent to the existing Country Club Estates development, in return for open space in the form of larger 10 and 5 acre lots in this area. Thus, the Residential Rural area serves as a transition from higher residential densities to lower intensity rural uses to the south and west, and provides for some small-scale agriculture.

3. Residential Suburban

The Residential Suburban category permits a maximum overall density of one dwelling unit per acre. This category includes: the Rolling Hills subdivision; the area between Rolling Hills and Edna Road (State Highway 227); the area between Edna Road and Los Ranchos Road; the narrow strip between Edna Road and the Southern Pacific Railroad; and the area between Maxwellton Street and Old Price Canyon Road in the southeastern part of the planning area.

4. Residential Single-Family

Two areas are designated in the Residential Single-Family land use category. The first is Country Club Estates, with existing lot sizes from 6,000 to 20,000 square feet. Minor expansion to this area is allowed on a land-locked site on Lewis Lane to round out the edge of existing higher density development

(Tentative Tract 906, proposing 12 lots, has been approved for this area and is awaiting recordation). The second area is the Old Edna townsite; however, full development of the existing single-family subdivision has been delayed due to a lack of community sewer facilities.

5. Commercial Retail

The only area designated for Commercial Retail is the site of the Old Edna Store (formally the Edna Grange Hall) at the southeast corner of the planning area between Maxwellton Street and Old Price Canyon Road.

6. Public Facilities

This designation applies only to the Los Ranchos Elementary School.

7. San Miguelito Hills Sensitive Resource Area Combining Designation

The LUE includes the San Miguelito Hills scenic backdrop in the Sensitive Resource Area Combining Designation and provides several special standards applicable to development in the scenic backdrop areas in and adjacent to the Los Ranchos/Edna village. These standards are listed in Appendix "A".

8. Airport Review Area Combining Designation

The LUE also includes the entire village area within the Airport Review Area Combining Designation as a result of aircraft maneuvers in conjunction with the nearby San Luis Obispo County Airport. In recognition of special conditions that apply to an airport area and the requirements of the adopted San Luis Obispo County Airport Land Use Plan, the San Luis Obispo Area Plan of the Land Use Element includes several special standards

applicable to new development in the village. These are listed in Appendix "A".

F. APPLICABLE LAND USE ELEMENT STANDARDS

In addition to setting forth the objectives and contents of the specific plan, as noted in Section D, the San Luis Obispo Area Plan of the Land Use Element also contains special "standards" that are mandatory requirements affecting new development in the village. These standards must be satisfied to enable land use permit approval and apply to proposed projects in addition to the provisions of the Land Use Ordinance (LUO). Where such standards conflict with the LUO, the planning area standards control. The Land Use Element (LUE) standards affecting the area covered by this plan are reproduced in Appendix "A".

G. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

As a refinement of the San Luis Obispo County General Plan, the Los Ranchos-Edna Village Specific Plan must be consistent with each and every element of the General Plan. In addition to the Land Use Element, other elements of the general plan, also contain policies affecting planning and development within the village. These include the Housing, Open Space, Conservation, Historic, Esthetic, Safety, Seismic Safety, Bikeways, Master Water and Sewerage and Recreation Elements. Still other elements (Circulation, Transit, Aviation, Other Transportation Modes and Scenic Highways) of the general plan provide recommendations directed toward county action, rather than policies directly applicable to development in the Los Ranchos Edna Village.

Applicable policies from other elements of the general plan are briefly summarized in Appendix "C" of the draft specific plan. This

appendix, however, will not be adopted as a part of the final plan to avoid overburdening the public and county officials with duplicate language quoted from other documents. This also avoids the need to amend this specific plan to keep it current, every time an individual element of the general plan is amended. The information, however, is important in providing persons reviewing the draft specific plan background information on why certain actions were planned or standards established in the specific plan.

The Specific Plan as currently proposed is consistent with each applicable element of the county general plan.

H. RELATIONSHIP TO THE SLO COUNTY AIRPORT LAND USE PLAN

This Specific Plan must also be consistent with the San Luis Obispo County Airport Land Use Plan, as required by Section 65302 of the Government Code. That plan contains a list of Airport Land Use Plan requirements that will affect new development in the portions of the Los Ranchos-Edna Village Area within the Airport Review Area Combining Designation.

The Airport Land Use Plan map depicts the village as lying in four airport land use plan areas: Under approach and climbout extensions (Area 3), "Land adjacent to airport between runway extensions (Area 4)". Other land between runway extensions", and "Other lands in the planning area (Area 6)".

Area 3, "Under approach and climbout extentions", is the most critical off-airport zone. It is the zone of highest airport noise impacts and has the highest potential for air crashes. Thus, this area has the most stringent land use and density restrictions, prohibiting residential uses on parcels of less than 5 acres. It includes the portion of the village between the Southern Pacific

Railroad and Edna Road (State Hwy 227) south to a point approximately 800 feet south of Biddle Ranch Road.

Zone 4, "Land adjacent to airport between runway extensions" includes a strip adjacent to zone 3. It includes the northeasterly half of the Los Ranchos School campus, subarea II-E (Figure 2) north of the school, and about half of subareas I-B and C.

The "Other land between runway extensions" (Zone 5), includes a small area along Edna Road south of Zone 3 as well as the northern third of Rolling Hills and the northern quarter of the golf course property.

Zone 6, "Other lands in the planning area" includes most of the remaining area of the village.

The Specific Plan as currently proposed is consistent with the San Luis Obispo County Airport Land Use Plan.

I. RELATIONSHIP OF THE SPECIFIC PLAN TO UNDERLYING PROPERTY OWNERSHIPS

This specific plan applies to all lands within the Los Ranchos-Edna village reserve line, as shown in Figure 7. The specific plan will affect proposed development projects in a manner similar to the Land Use Element. All subsequent development plans and subdivisions within the specific plan area must be consistent with the adopted specific plan (Government Code Section 66474(b)). Any future request to amend the Land Use Element within the Los Ranchos-Edna village or to expand the village reserve line must also be accompanied by a concurrent request to amend this specific plan.

J. PLAN SUMMARY

The major components of the specific plan are summarized in this section. A more detailed description of the provisions of this plan is contained in Chapters III through VIII.

1. Land Use

The Los Ranchos-Edna Village Specific Plan anticipates eight major types of land use: Single Family Residential, Suburban, Residential, Rural Residential, Clustered Residential, Retail, Commercial, Public Facilities, Recreation and Open Space.

- a. Single Family Residential The specific plan indicates two areas of Single-Family Residential uses. The first and largest is Country Club Estates (Figure 7), containing 138 lots with 126 single-family homes. There are nine vacant lots, one-acre well site and a larger lot that could be further subdivided.

The second single family residential area is the old townsite of Edna (subarea II-C, see Figure 2), with eight ownerships containing 32 existing lots. There are currently nine houses within this area; however, with community sewer available to this area in the fifth phase of development under this plan, up to 17 additional homesites could be created.

- b. Suburban Residential

This plan designates four areas as suburban residential (Figure 7). The first and largest is the Rolling Hills subdivision containing 99 lots and 98 existing residences. To the north is an area of larger parcels that could be further divided into approximately 53 lots, allowing 42

additional residences. This area is shown for development in phase III and IV. (see Figure 9).

The second area is the strip between Los Ranchos Road, Edna Road (State Highway 227) and the railroad. This strip includes the Los Ranchos Elementary School which is designated in the Public Facilities land use category. The area to the north and west of the school, however, is designated by this plan as "Cluster Residential" and "Open Space" to reflect the recent approval of Tract 1013. There remains a small, irregular parcel between Los Ranchos Road and Edna Road at their intersection, and a portion of the Country Club property designated suburban residential. Because of the special design concerns and possible traffic problems with this property, special design standards will be applied.

The third area is the strip between the Southern Pacific Railroad and Edna Road (State Highway 227) identified as the Edna Corridor. It includes 14 parcels, ranging in size from one to approximately seven acres, with nine homes and a nonconforming union hall. Eight of the parcels are 2 1/2 acres in size, the minimum for new parcels containing both a well and septic tank. Another four parcels are in the Airport Zone 3 and cannot be further divided. With the provision of community water in Phase 5 some of the parcels could be further divided, creating 13 additional building sites, allowing for the construction of 18 new homes.

The fourth area is the parcel south of the old townsite of Edna. This parcel is about eight acres and contains the old store fronting Edna Road (designated Retail Commercial) and two existing residences. This area could be divided in plan phase 5 into approximately six suburban residential parcels, allowing construction of four new homes.

c. Rural Residential

This designation in the specific plan applies to the Country Club Highlands (subareas III-A, B, and C) and contains 38 parcels with 20 residences. It could be further divided to create seven additional parcels. Most of this area is designated as having a 10-acre minimum lot size. However, a smaller portion of the area in a strip adjacent to the Country Club Estates, could be further divided into five acre parcels (all but one of the seven new parcels would be in this area). According to this plan, it could be developed in Phases I and II (see Figure 9).

d. Clustered Residential

This designation applies to two areas, the first being the housing clusters of tentative Tract 1013, which includes nine residential building sites and a large permanent open space area along the creek channel. This tentative tract may be recorded and lots developed in Phase I when public sewer service is scheduled to be available.

The second area is within the actual golf course project ownership (256 acres). This specific plan permits development of 256 residential units within the designated clustered residential areas (one unit per gross acre). It would constitute the bulk of the new development planned within the village and, therefore, is a primary focus of this specific plan.

e. Retail Commercial

This area constitutes the only commercially designated property within the village and reflects the historic old Edna store (former Grange Hall).

Because it appears that the location and site characteristics of this property do not justify commercial use, special standards should be imposed to mitigate the potential problems and to protect the historic nature of the building.

f. Public Facilities

Applied only to Los Ranchos Elementary School reflecting its present use.

g. Recreation

This designation acknowledges the recreational and open space uses of the golf course, and the area around the Clustered Residential areas. The Recreation designation includes about 205 acres. Most of this area is in private recreational uses for the benefit of Country Club members and homeowners in the clustered residential area. However, the general public would have use of the equestrian and pedestrian trail along Los Ranchos Road.

h. Open Space

The "Open Space" designations reflect open space shown on tentative Tract 1013 and the area along the channels of Davenport Creek.

2. Circulation

The proposed circulation system for the village is shown in Figure 8. It proposed little additional roadway development (except on the golf course site) but it was developed to tie the village together while maintaining existing neighborhood identities and to accommodate the desires of the golf course developers for private streets and security (a gated community). The circulation system includes three emergency access routes from the proposed clustered residential areas to neighboring development. The emergency access locations are shown on Figure 8.

An alternative circulation system (also shown on Figure 8), consisting of equestrian and bicycle paths, will also be provided (see Chapter IV for a discussion of maintenance responsibilities). Special design standards for such paths would contribute to both the esthetic quality and safety of the circulation system. Figures 16 thru 23 show typical improvement standards for each mode of circulation.

3. Services and Utilities

Development under this specific plan will include the provision of appropriate utility services to all residents. A portion of these services will be publicly maintained by County Service Area 18 (CSA #18). CSA #18 will initially provide sewage collection, treatment and disposal services and could eventually provide park maintenance, street maintenance and street lighting. Individual homeowner's associations and property owners within the service area will pay operation, maintenance and administrative costs for the services provided. Maintenance services for common area improvements within the golf course area will be provided by the management association and/or homeowner's associations for individual development areas.

Land has been allocated for utility and maintenance facilities that will serve all properties within the boundaries of County Service Area (CSA) No. 18, including the sewage treatment plant and spray disposal area (Figure 11) and a new water well.

- a. Police and Fire. Police and fire services for the area are considered to be adequate. Police protection will be provided by the County Sheriff and fire protection by California Department of Forestry (County Fire).
- b. Schools. Students from the village area will attend schools in the San Luis Coastal Unified School District. The school district has adequate capacity to provide for all the new development contemplated in this specific plan.
- c. Water Supply and Service. Domestic water supplies will be provided from groundwater sources underlying the Edna Valley. A detailed analysis of the groundwater basin in the environmental impact report indicates that the basin has sufficient water to adequately serve the full implementation of the specific plan. The water distribution system is depicted schematically in Figure 11. The maintenance of the water distribution system will be a responsibility of the California City Water Company, or other existing small mutual water system.
- d. Sewage Collection, Treatment and Disposal Systems. Sewage treatment will occur on property granted to the county by the developer and disposal will be handled on the golf course property. The method of treatment will be one which will provide treated effluent of a quality that can be utilized for golf course irrigation. The schematic sewage collection system for the entire specific plan area is

shown in Figure 11. For areas outside the boundaries of CSA #18, projects shall either provide for sewers as part of the overall development, or shall provide alternate engineered systems subject to approval by the State Regional Water Quality Control Board and the County Health Department (Amended 1988, Resolution 88-49).

4. Special Design Standards

Design standards are included within this specific plan to create visual continuity throughout the area, provide for the safety and convenience of residents and visitors, conserve natural resources and moderate visual impacts.

- a. Special Setbacks, Screening and Landscaping. Special setbacks and screening are required for the service, utility and maintenance facilities in order to protect public views. Also, various land use designations of the specific plan, require special setbacks and screening requirements for pedestrian pathways, bike paths equestrian trails, railroad and State Highway 227.
- b. Resource Conservation Standards. These standards provide for the protection of groundwater resources, energy resources, sensitive terrain features, natural and introduced vegetation and visual resources.
- c. Earthwork and Grading Standards. These standards protect sensitive areas from unsafe or otherwise inappropriate grading.

5. Development Phasing

This specific plan includes a development phasing schedule that meets the county objective of providing for sequencing of the

additional 405 residential units and other land uses anticipated by the plan.

6. Plan Implementation and Interpretation

This specific plan explains how its provisions will be put into effect, the process necessary for its adoption and how it will be administered by the county.

K. HOW THE SPECIFIC PLAN WAS PREPARED

The preparation of this specific plan began with the applicant preparing a schematic development plan for the golf course property and rough draft of a specific plan for the village area. The draft was refined through a cooperative team effort by the developers staff and county staff to incorporate the criteria outlined in the San Luis Obispo Area Plan of the Land Use Element. The draft specific plan was the basis for the draft Environmental Impact Report (EIR) prepared by the county.

After public review period for the EIR, the draft specific plan was again revised by the team to incorporate changes and mitigation measures from the draft EIR. This revised version of the specific plan is the hearing draft specific plan. Based upon this draft, the EIR consultant prepared responses to the comments received on the EIR, which completed the final Environmental Impact Report. The hearing draft specific plan and final EIR will both be reviewed during public hearings before the San Luis Obispo County Planning Commission, Airport Land Use Commission and Board of Supervisors.

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II. ENVIRONMENTAL SETTING

Los Ranchos/Edna Village

SPECIFIC PLAN

II. ENVIRONMENTAL SETTING

This chapter summarizes selected environmental conditions in the specific plan area. The environmental characteristics of the site and vicinity established many of the parameters for land use designation as well as the design of individual projects within the planning area. An accompanying Environmental Impact Report (EIR) details and evaluates the existing environmental setting as well as the environmental effects of development anticipated by the plan. The information provided here is a summary of that obtained through preparation of the EIR, limited to those topics that are explicitly addressed by this specific plan.

A. FEATURES OF THE SITE VICINITY

Existing land uses surrounding the specific plan area are described in the following paragraphs. Existing land uses within the specific plan area are described in Section B of the prior chapter. Figure 3 shows ownership patterns and surrounding land uses. To the east, across Edna Road (State Highway 227), the use is primarily grazing (La Lomita Ranch). Four smaller parcels, across State Highway 227 from the Los Ranchos Road intersection, contain two single-family homes, a plant nursery and a landscape materials business. Other uses east of the village include the Paragon vineyards, scattered homes and farming operations along both side of Biddle Ranch Road. Although this area contains some older walnut orchards, most of the agricultural land is used for grains, vineyards or specialty vegetable crops. Further east along Biddle Road are the Edna Valley vineyards and winery. East of Edna Road, across from the old Edna townsite, are five houses on smaller parcels and a union hall containing offices for two labor unions.

South of the village, along Edna Road, is the historic Trinity Hall. West of the village are large agricultural parcels used primarily for grazing.

B. SPECIFIC PLAN AREA CHARACTERISTICS

1. Existing Population

The specific plan area has a current population of approximately 858, concentrated in the Country Club Estates and Rolling Hills subdivisions on either side of the golf course. A smaller cluster of population is located around the old town of Edna and along the west side of Edna Road (State Highway 227).

2. Land Resources

- a. Topography. The planning area lies within three basic topographic regions. The first is east of Los Ranchos Road and the Southern Pacific Railroad and includes the southern portion of Lewis Lane. It is characterized by flat farmland, varying from 230 to 260 feet above sea level. The second region, which contains most of the village, has gently rolling hills and occasional rock outcroppings and ranges in elevation from 180 to 320 feet. The major development areas of the village are within this region, including all of the golf course property. The third region consists of the San Miguelito Hills that form the backdrop of the Edna Valley. The slopes range from 30% to 65% with elevations between 320 and 680 feet above sea level. This area consists of parcels the area along Alta Mira Lane, upper ends of Country Club Drive (extension) and White Oak Lane.

Slopes are identified as stable in the areas planned for development on the golf course property. There is sufficient cohesion in surface soils to resist erosion from normal runoff. Surface soils are generally clay with

varying percentages of silt, sand and gravel. For the most part, the soils in the village area are of limited use for on-site septic tanks because of the clay layers that underlie most of this area.

- b. Geology. The geology of the village is mainly sedimentary rock, including conglomerates of the Paso Robles, Pismo and Monterey formations. The village lies across the Edna fault zone, but there are no apparent surface features resulting from faulting. These sedimentary rocks appear on the surface in occasional rock outcroppings throughout the area.

3. Water Resources

Domestic water service to Rolling Hills and Country Club Estates is provided by California Cities Water Company wells within the planning area. The larger lots and other parcels elsewhere in the village obtain water from individual wells. Two small neighborhood mutual water systems provide water to portions of the village; one serving the upper portion of Alta Mira Lane and the other 8 lots along Maxwellton Street.

Wells in the specific plan area tap a groundwater basin that is described in Appendix "D" of the Specific Plan Environmental Impact Report. Records of well depths in the Edna Valley basin indicate no significant drop in the average level of the basin; indeed, many wells are higher in the 1980's than in the 1960's. Seasonal fluctuations of about 10 feet are common throughout the basin, although there is considerable variation among individual wells. Pumping drawdowns in the golf course area vary from 20-60 feet.

The EIR provides an estimate of current demands for groundwater in the basin by some of the larger users, although many smaller

wells throughout the basin are not metered and their output could not be calculated. Users for which demand has been calculated include Country Club Estates, Rolling Hills, the golf course and Paragon Vineyards. For these four major users, total gross production in the 1980-81 water year was about 1780 acre-feet. Of this total, only about 175 acre-feet was used by Country Club Estates and Rolling Hills. The golf course used about 525 acre-feet and the vineyard about 1080 acre-feet. At full development under policies of the specific plan, an additional 169 acre feet of water would be drawn each year for domestic use.

4. Drainage

The village lies in two watersheds, Corral de Piedra Creek (a tributary of Pismo Creek), and Davenport Creek (a tributary of San Luis Obispo Creek). Generally, the area south of Country Club Drive drains to Pismo Creek, while areas north of this street drain to Davenport Creek. Figure 4 (Drainage Pattern Map) shows the drainage basin boundaries of these creeks in the vicinity of the planning area. The arrows on the figure indicate the general direction of flow, and the numbers refer to concentration points. The drainage area, within concentration point #1 on Davenport Creek, is approximately 1450 acres; that of concentration point #2 on Davenport Creek approximately 2400 acres; and that of concentration point #3 on Pismo Creek approximately 8900 acres.

The drainage pattern of the village area that lies in the Pismo Creek watershed is rather ill-defined, with few existing surface channels to concentrate and convey runoff. Some localized ponding occurs in low areas. The portion of the village in the Davenport Creek drainage has two well defined drainage-ways to the creek: the first in the eastern portion of the golf course (sub-basin "A" on Figure 4) and the second draining to

Davenport Creek through the adjoining property to the west (sub-basin "B"). Sub-basin "A" drains approximately 100 acres in the golf course. Sub-basin "B" drains roughly 160 acres in the golf course, plus about 50 acres lying uphill from the course.

The portion of the planning area within the Pismo Creek drainage is not near a major watercourse. The only major watercourse is the west branch of Corral de Piedra Creek which crosses Edna Road (State Highway 227) just south of Old Price Canyon Road, the village southern boundary. However, occasional creek overflow does occur, near the Old Edna store as shown by the flood hazard category on Figure 6.

The portion of the village within the Davenport Creek drainage basin encompasses a portion of the creek itself, running across the northeast corner of the golf course. However, the flood plain is limited in extent, being principally confined to the creek channel. Flood Insurance Rate Maps for this area do not show any special flood hazard zones in this area since the creek is below the threshold size for mapping. Nevertheless, some local flooding does occur as the creek crosses the northwest corner of the golf course affecting one golf course green and a portion of one fairway.

5. Biological Resources

Natural vegetation within the planning area has been significantly modified through agricultural crop production, grazing and the introduction of ornamental plants associated with residential use. Areas that have not been cultivated are in various stages of succession. The golf course is maintained primarily with ornamental plantings. The only areas which have not been substantially modified are the grassland area at the southern edge of the golf course, the small riparian habitat on

the northwestern corner of the golf course, and the oak woodland communities on the hillside lots along Alta Mira Lane, and the upper end of White Oak Lane.

The vegetation of the more developed portion of the village area, exclusive of the golf course plantings, can be divided into four communities: grassland, open fields, agricultural fields, and riparian. The species composition of the first three communities is very similar. A fifth community is composed of oak woodland/chapparral located on the hillside lots along the southern portion of the village.

There are two riparian community areas in the planning area. The smaller of the two is located in the southern half of the golf course near its northwestern border. This community is not well developed, and has been influenced by human activities. A few scattered willows occur along this drainage channel. The other riparian zone traverses the northwestern corner of the golf course in two forks, in well-defined channels. It is a rather well-developed woodland, consisting primarily of stands of arroyo willow in a small corridor both on and off the golf course.

The fifth community consists of oak woodland/chapparral, located on the steeper hillside lots of the San Miguelito Hills. This area consists primarily of mature stands of coastal live oak and chapparral. This community, like the riparian community, provides the best habitat for wildlife.

No rare, endangered, or otherwise unique plant species were noted within the confines of the village area. Because of the nature of the habitat and because of past modifications of much of the village, it is unlikely that any unique plant species occur. Fauna within the village planning area includes lizards,

snakes, coyotes, rabbits, birds and several species of rodents, along with domestic animals.

6. Visual Resources

The village planning area is visible to traffic along State Highway 227 for the full length of its frontage and from various points along Los Ranchos Road, Country Club Drive, Crestmont Drive and Lewis Lane.

In general, the visual experience of these road segments, including Highway 227, are attractive and rural. The golf course, with its green fairways throughout the year, provides a strong visual theme for the planning area. Other visual elements that lend character or distinction include the following:

- The oak covered hillside of the San Miguelito Hills that forms the backdrop to the village.
- The tall cypresses lining both sides of Country Club Drive. Some of these cypresses have historical importance, having been planted originally along the driveway leading to "Oak Knoll," the historic homestead owned by the Steele family.
- The equally imposing rows of cypress which form the windbreaks for Los Ranchos School and the Roselip Home.
- The Roselip Home, a two-story Victorian house between Los Ranchos Road and State Highway 227.
- The whitewashed fences of an Arabian horse ranch immediately south of the Roselip home and north of Biddle Road.

- The Christmas trees grown on one of the 10 + acre parcels accessed from Los Ranchos Road.
- The Old Edna Grange Hall building next to Corral de Piedra Creek. This structure has possible historic significance even though aesthetically diminished by corrugated metal siding.

On the other hand, the rural environment of the planning area has been disrupted by the following visual elements:

- The suburban densities of the village development itself.
- A non-conforming use, being a (10,000 sq. ft. +) metal building housing a union hall on State Highway 227 near the old townsite of Edna.
- The visual clutter of assorted outdoor storage uses surrounding Edna Village and immediately outside the planning area, north of Crestmont Drive.
- Severe grading to create a building pad on one steeply sloping site in the foothills, southwest of the planning area (Subarea IV-C).

The rural character of the site is apparent not only to travelers on Highway 227 and on the external roads of the site, but to two other groups of travelers as well: passengers on Amtrak trains and those aboard aircraft landing or departing at San Luis Obispo County Airport. These views are particularly important, since they provide many travelers with their first impression of San Luis Obispo.

7. Noise

The primary sources of noise affecting the Los Ranchos-Edna Village are the Southern Pacific Railroad, car and truck traffic on State Highway 227, and aircraft operating from San Luis Obispo County Airport. Rail traffic produces the loudest noise, with CNEL levels of 65 dB within 200 feet of the tracks, 60 dBA at 634 feet, and 55 dBA at 2,005 feet. These contours assume an unshielded view of the tracks. Consequently, any intervening structures would therefore reduce noise levels.

Vehicular noise from the state highway and Los Ranchos Road is greatest from commercial truck traffic, which affects immediately adjacent lands. These noise levels range from 52.6 to 62.2 dBA within 100 feet of the highway. Aircraft noise contours developed for the airport in 1981 indicate that the village planning area is well outside of the 60 dBA CNEL contour level.

C. EXISTING PUBLIC SERVICES FACILITIES AND UTILITIES

1. Water Supply

Water is supplied to the Country Club Estates and Rolling Hills portion of the village planning area through a central system owned by the California Cities Water Company. Developed parcels within the remainder of the village area obtain water from individual wells or two small mutual water companies. The country club obtains water for golf course irrigation from private wells on their property.

2. Sewage Disposal

Presently, 30 houses are served by sanitary sewers leading to a small treatment plant located south of Lewis Lane. Additional

capacity is available to connect nine other homes within Country Club Estates. The other lots in Country Club Estates have individual septic tanks with a long history of failures. All other developed property within the village is served by individual septic tanks.

County Service Area #18 was formed by the county in 1970 to eventually provide wastewater treatment and disposal for properties within the district. The district includes all of the golf course property, land along Los Ranchos Road including the elementary school, and existing residential development southeast of the country club.

On February 17, 1983, the Local Agency Formation Commission adopted the sphere of influence for County Service Area #18. This sphere includes the Rolling Hills area; approved Tentative Tract 1013, located north of the school; and Tract 486 (Unit 3), which currently has sewers. The remaining portions, south of the village, currently are outside the sphere of influence. Within the sphere of influence, a smaller sphere of service was adopted that presently excludes the Rolling Hills area.

CSA #18 has received approval for a portion of the funding required for construction of a sewage collection, treatment and disposal system under the Clean Water Grant program administered by the State Water Quality Control Board. However, grant funding can only be used to meet the needs of existing residents. Residents of the district have also approved a bond issue to cover the local share of the costs of these facilities. As additional development occurs, new areas within the district's sphere of influence could be annexed to the district and sewer lines would have to be extended and the sewer plant expanded to obtain service, or alternate systems could be provided subject to approval by the County Health Department and the State Regional Water Quality Control Board (Amended 1988, Resolution 88-49).

3. Existing Transportation and Circulation

Transportation to and from the village planning area is provided by State Highway 227 (Edna Road) north to the city of San Luis Obispo and south to U.S. Highway 101 at Arroyo Grande and Pismo Beach. Between the village and San Luis Obispo, Highway 227 is a high-speed controlled access facility. From San Luis Obispo to Tank Farm Road this road has four lanes; further south it transitions into two lanes with wide shoulders and lefthand turn lanes at major intersections.

Within the village the principal roads (other than Highway 227) are Los Ranchos Road, Crestmont Drive and Country Club Drive. Los Ranchos Road and Crestmont Drive serve as collectors, providing access to the state highway, and Country Club Drive serves as a collector for adjacent residential and the golf course development.

The San Luis Obispo County Airport is located approximately one mile northwest of the village along Highway 227. Edna Valley (adjacent to the planning area on the north) serves as the primary approach flight path for commercial and general aviation airplanes using the main southeast-northwest runway. This flight path passes well north of the village for commercial flights. However, general aviation aircraft often begin their landing turns near the golf course, at elevations of approximately 800 to 1,000 feet above the surrounding terrain. During a limited number of days of the year, aircraft take off southeast over Edna Valley. By the time they reach the village, they typically have attained altitudes of 1,000 to 1,500 feet.

4. Other Environmental Characteristics

An inventory and analysis of the other features of the natural, built and social environments of the Los Ranchos-Edna village

area can be found in the separately published Specific Plan Environmental Impact Report, available for review from the San Luis Obispo County Office of the Environmental Coordinator.

III. LAND USE

Los Ranchos/Edna Village

SPECIFIC PLAN

III. LAND USE

As noted in Chapter I, the previously-adopted Land Use Element (LUE) delineated six land use categories within the specific plan area. This chapter of the specific plan describes nine land use types that will be applied within the village as part of the specific plan refinement to the general plan; furthermore, it defines allowable uses within each of the nine categories (Table III-C). Finally, this chapter describes the residential densities allowed in each of the five residential land use categories. Based on these refined land use types, Section D of this chapter discusses residential density and population holding capacity.

A. VILLAGE CHARACTER

Land use proposals of this Specific Plan seek to integrate and unify existing and future development in the area. Primary elements necessary to achieve this "village" character will be continuity and unity in community facilities such as the road system, equestrian trails, pedestrian walkways and bicycle paths. Village character will be further enhanced by maintaining a unified design character for such features as street lighting fixtures, signage, landscape materials and other street furniture elements.

B. PRIMARY PLANNING AREA

The Los Ranchos/Edna Specific Plan anticipates nine types of land use: Single Family Residential, Suburban Residential, Rural Residential-10 acre minimum, Rural Residential-5 acre minimum, Clustered Residential, Retail Commercial, Public Facilities, Recreation and Open Space. The proposed Village Land Use Plan (Figure 7) indicates the locations for each type of land use. The

specific plan also sets limits on the types of uses that may be established in each (See Table III-C at the end of this chapter). Below are descriptions of the land use areas shown on the proposed Village Land Use Map.

1. Single Family Residential

The specific plan indicates two areas of single-family residential uses which correspond to the two areas designated Residential Single-Family by the Land Use Element of the General Plan. The first and largest area is Country Club Estates, containing 138 lots and 126 existing single-family homes. There are nine vacant lots (one lot which is part of a two-lot building site), a one-acre well site (owned by California Cities Water Company) and a larger lot in Subarea III-C that may be further subdivided. This larger parcel contains 10 acres, half of which is in the Rural Residential land use category. This site has received tentative approval as Tract 906, creating 11 single-family lots from 12,800 to 18,000 square feet and one five acre lot in the Rural Residential landuse category. When developed, this tract will be connected to public sewers and may be built as part of the first phase of the specific plan.

The second single-family residential area is the old townsite of Edna (Subarea II-C, see Figure 2), with eight ownerships encompassing 32 lots. There are currently nine houses within this area. Several of the parcels appear to have been consolidated by the placement of a house or structures astride lot lines, particularly along Maxwellton Street and Edna Road. However, with community sewer available to this area in the fifth phase, lots on Empire Street or Depot Avenue could be developed individually, creating up to 17 additional homesites. Three additional homes could be constructed on the portion of Block 1 between Acre Avenue and Edna Road. Moreover, further

subdivision could occur on several of the parcels, creating yet another seven or eight lots.

2. Suburban Residential

The specific plan designates four areas as Suburban Residential. The first and largest is the Rolling Hills neighborhood (Subareas 1-A, B and C). To the north is an area of larger parcels that could be further divided. These subareas (1-B and 1-C) contain 16 existing parcels, 11 of which have existing residences. These subareas could be divided further into approximately 53 lots, allowing 42 additional residences. This area is scheduled for development in Phases III and IV.

The second area is the strip between Los Ranchos Road, Edna Road and the railroad. This strip contains Subareas 11-B and E (Figure 2) and is designated Suburban Residential in the Land Use Element, except for the Los Ranchos elementary school which is designated Public Facility.

A small, irregular parcel between Los Ranchos Road and Edna Road at their intersection is designated Suburban Residential. Because of the special design concerns and possible traffic problems with this property, special design standards will be applied.

South of the Los Ranchos School (Subarea II-B) are five parcels, ranging from approximately 15,000 square feet to 1.5 acres and containing four residences. Only one additional house could be built in this area under this specific plan. This area may be developed during the initial development phase.

The third area is the strip between the Southern Pacific Railroad and Edna Road (State Highway 227). It includes 14 parcels ranging in size from one to approximately seven acres,

with nine homes and a nonconforming union hall. Eight of the parcels are 2 1/2 acres in size, the minimum for new parcels containing both a well and septic tank. Four parcels within this area are in Airport Zone 3 and cannot be further divided. With the provision of community water, parcels in this area could be further divided into 13 additional building sites, allowing construction of 18 new homes during Phase V.

The fourth area (subarea II-D) is the parcel south of the old townsite of Edna. This parcel is about eight acres and contains the old store fronting Edna Road (designated Retail Commercial) and two existing residences. This area could be divided under the plan into approximately six suburban residential parcels, allowing the construction of four new homes during Phase V.

3. Rural Residential - 10 Acre Minimum

The specific plan depicts a large area as Rural Residential-10 acre minimum (Subarea III-A). This area contains 255 acres and constitutes almost one-third of the specific plan area. The area has a minimum parcel size of 10 acres and currently contains 11 single-family homes on 24 parcels. Only one parcel in this area can be further divided into two or three parcels depending on its exact area.

4. Rural Residential - 5 Acre Minimum

This area (Subarea III-B and C) encompasses 83 acres with a minimum parcel size of five acres. The area forms a strip adjacent to Country Club Estates, containing seven homes, but with 19 permitted under the LUE and this specific plan.

5. Clustered Residential

This designation identifies those clusters of residential development proposed for the golf course property and the clustered residential development approved as a part of Tentative Tract 1013 (located in Subarea II-E on Figure 2).

The clustered residential areas on the golf course property constitute approximately 84 acres (35% of the entire 256 acres) and when developed will contain 256 dwelling units. The remainder of the property will remain as open space, designated as Recreation and Open Space, and will be subject to provisions of an open space easement granted to the county.

The clustered residential area of Tentative Tract 1013 will contain nine building sites, with 50% of the tract preserved as open space and depicted as such on the proposed Village Land Use Map.

6. Retail Commercial

This area (Subarea II) constitutes the only commercially-designated property within the Village and reflects the location of the historic Edna Store (former Grange Hall). The viability of the old store as a commercial use appears marginal and the structure is not presently being used for commercial purposes. It was previously used as an antique store. The store is on a portion of a large parcel, most of which is designated Suburban Residential . The store itself is bounded on three sides by Edna Road, Maxwellton Street and Old Price Canyon Road. The commercial site is nonconforming as to parking, since only a small unpaved area in front of the store is available. The combining designation map shows a flood hazard area, along Corral de Piedra Creek adjacent to the site, which may affect the property.

7. Public Facilities

This designation applies to the Los Ranchos Elementary School to acknowledge its present public use.

8. Recreation

This designation applies to the golf course and the Open Space properties outside of the residential lots. It also applies to open space areas not directly part of the golf course fairways that separate the residential areas from the golf course. It constitutes approximately 185 acres that will be guaranteed as open space for recreational uses through open space easements. Of these recreation areas, 175 acres are for the private use of the Country Club members and approximately 10 acres are for the homeowners in the residential area. The uses allowed within this designation are limited to facilities necessary or customary to support the Country Club use and the residential development. Such uses and facilities at the golf course include the golf course fairways, greens, tees, golf cart paths, driving range, tennis courts, swimming pool, practice green, club house facilities, pro-shop, cart barn, water storage facilities, storm water detention basins, maintenance buildings, restrooms, parking areas and outdoor activities areas.

9. Open Space

This designation includes the open space area set aside as a part of Tentative Tract 1013, located between Los Ranchos Road and Edna Road. It also encompasses an open space corridor along Davenport Creek to protect the channel and riparian vegetation. This corridor provides a 50-foot setback along the channel and includes a portion of the golf course development. The county supports the use of clustered development along creek channels to encourage retaining the creek system as a natural amenity within developing areas.

C. SECONDARY PLANNING AREAS

The Los Ranchos-Edna Specific Plan delineates three secondary planning areas immediately adjacent to the primary planning area that may affect future decisions in the primary planning area and the specific plan implementation. Each secondary planning area is identified to preserve particular future options for additional improvements affecting the entire planning area. Such improvements are discussed in the following paragraphs. As a result, development proposals within such areas will be reviewed by county staff to assure that planning options are not precluded by uncoordinated development.

The secondary planning area (subarea IV-C) located at the southern end of the village, adjacent to Corral de Piedra Road, may provide a future route for additional access to the village if necessary. The county may eventually consider additional development in this area (to Rural Residential-5 acre minimum) if it is determined that Lewis Lane should be extended to connect with Corral de Piedra Road. This circulation improvement may be a viable and desirable alternative for a southern exit from the primary planning area and would be a prerequisite to further intensification of development along Lewis Lane.

Another secondary planning area (subarea IV-B) located west of the golf course, surrounds the site of the existing Southern California Water Company water tanks (Figure 2). The two parcels that make up this area lie partly within the village reserve line and partly outside. Because of this, the physical relationship to the village and important visual and service concerns, it is recommended that this area be included within the village. The specific plan should include all of this area within the village reserve line, and designate the area Rural Residential-10 acre minimum. Further, following adoption of the specific plan, the Land Use Element should be formally amended to reflect these changes.

The secondary planning area (subarea IV-A), at the north end of the village and west of Edna Road, forms the visual edge of the planning area. This area consists of three 20-acre parcels, one of which is developed with a wholesale nursery. The Land Use Element designation for this area is Agricultural. This area has been included in the specific plan because of its access orientation inward toward Crestmont Drive and the village. If this area develops access to Edna Road (State Highway 227), protection of Davenport Creek, airport hazards and compatibility with the existing commercial nursery will be major planning factors that must be addressed. Future development in this area will require amendment to the specific plan and submission of a comprehensive plan for all three parcels.

D. RESIDENTIAL DENSITY AND POPULATION HOLDING CAPACITY

The Land Use Element has established five different land use categories that determine residential densities in the village. These are shown in Table III-B.

The minimum lot sizes or densities may vary if a developer uses the cluster division provisions of the Land Use Ordinance. The developers for Tentative Tract 1013 (Northwinds) chose this option. The residential development authorized by this specific plan for the golf course property would also be clustered, and the plan also encourages the use of clustered development elsewhere in the village (see Appendix C for cluster provisions from the Land Use Ordinance).

The holding capacity for the village has been calculated through analysis of the planning area based upon the density and minimum lot size standards set by the Land Use Element and this plan. Table III-B lists these holding capacity figures.

TABLE III-A

VILLAGE DENSITIES ESTABLISHED BY THE
LAND USE ELEMENT

<u>Land Use Category</u>	<u>Minimum Lot Size</u>	<u>Max. Density or Lot Size Range</u>
1. Recreation	2,500 sq. ft. (a)	1 unit per acre
2. Residential Single Family	6,000 sq. ft	1 acre to 6,000 sq. ft.
3. Residential Suburban	1 acre	5 acres to 1 acre
4. Residential Rural (5 acre min)	5 acres	20 acres to 5 acres
5. Residential Rural (10 acre min)	10 acres	20 acres to 10 acres

(a) Special minimum established by planning area standards.

TABLE III-B
LOS RANCHOS-EDNA VILLAGE
HOLDING CAPACITY

Land Use Category and Location	Gross ¹ Acreage	Existing Lots	Buildable Lots	Existing Housing Units	Max. Housing Units	Add Units	Population Holding Capacity ²
Recreation (County Club area)	256	1	1	0	256	256	793
Residential Single Family ³ (County Club Estates)	58	138	135	126	146	20	452
Residential Single Family (Old Edna Townsite)	8	32	28 ⁴	9	35	26	108
Residential Suburban (Rolling Hills and adjacent area)	213	115	113	109	152	43	471
Residential Suburban ⁵ (Area adjacent to school west of the railroad)	17	9	8	4	15	11	47
Residential Suburban (Strip east of the railroad)	55	15	15	11	33	22	100
Residential Rural (10 acre min.)	255	24	24	11	26	15	81
Residential Rural ⁶ (5 acre min.)	83	14	14	7	19	12	59
TOTALS	945	359	349	277	688	405	2,111
		Population ²	Existing	Maximum	New Units		
			875	2,111	1,236		

NOTES:

1. Calculated from 400' scale base maps of the planning area.
2. The estimated and projected population figures based on 1980 census figures for Tract 116 ED 168A, with a 1% rate and a population per household of 3.13.
3. Includes Tentative Tract 906 with 11 single-family lots.
4. Based upon sewer services being provided, freeing up existing lots for development.
5. Includes Tentative Tract 1013.
6. Includes one (5 acre) lot of Tentative Tract 906.

TABLE III-C
SPECIFIC PLAN ALLOWABLE LAND USES

LUE Allowable Uses (1)	LUE Use Status (2)	Applicable LUO Special Standards(3)	Minimum Permit Requirements (4)	Specific Plan Permitted Uses (5)
<u>RECREATION AREA</u>				
Participant Sports & Active Recreation	S-4	22.08.070 b, c & d	Varies - See LU0	Golf course & related uses; swim & tennis club & related uses; recreation & community centers; country club & related uses, play lots, playgrounds and athletic fields (non-professional).
Public Utility Centers	S-1	22.08.120b	Development Plan	Public water system wells, treat- ment plants & storage; community wastewater treatment plants, settling ponds & disposal fields & related facilities.
Caretaker Residence	S-16	22.08.026	Plot Plan	All uses
Pipelines & Power Transmission	A	Chapters 22.03 & 22.06	Varies - See LU0 22.06	Existing overhead utility lines & any relocation of same.
Offices, Temporary	S-17	22.08.246	Varies - See LU0	Real estate sales office only.
<u>OPEN SPACE AREA</u>				
Libraries & Museums	S-2	22.08.120a	Site Plan	Habitat education area & related facilities.
Public Utility Centers	S-1	22.08.120b	Development Plan	Public water system wells, sewage lift station and related facilities.

TABLE III-C (Continued)
SPECIFIC PLAN ALLOWABLE LAND USES

	LUE Allowable Uses (1)	LUE Use Status (2)	Applicable LU0 Special Standards(3)	Minimum Permit Requirements (4)	Specific Plan Permitted Uses (5)
	<u>CLUSTERED RESIDENTIAL AREA</u>				
	Single Family Dwellings	S-2	22.08.120	Site Plan	All uses, including incidental uses for property management; mobilehome excluded in Country Club project.
III - 12	Residential Accessory	S-16	22.08.020	Plot Plan	All uses
	Home Occupations	S-16	22.08.020	Plot Plan	All uses.
	Multi-family Dwellings	S-3	22.08.169	Varies - See LU0	All uses except rooming & boarding houses.
	Offices, Temporary	S-17	22.08.246	Varies - See LU0	Real estates sales office only.
	Pipelines & Power Transmission	A	Chapters 22.03 & 22.06	Varies - See LU0	Existing overhead utility lines and any relocation of same.
	Public Utility Centers	S-1	22.08.120b	Development Plan	Public water system wells, treatment plants and storage; community waste-water treatment plants, settling ponds and disposal fields, and related facilities.
	Temporary Dwellings	S-16	22.08.020	Plot Plan	All uses.

TABLE III-C (Continued)
SPECIFIC PLAN ALLOWABLE LAND USES

LUE Allowable Uses (1)	LUE Use Status (2)	Applicable LUO Special Standards(3)	Minimum Permit Requirements (4)	Specific Plan Permitted Uses (5)
<u>RESIDENTIAL SUBURBAN AREAS</u>				
Single Family Dwellings	S-2	22.08.120	Site Plan	All uses.
Residential Accessory	S-16	22.08.020	Plot Plan	All uses.
Churches	S-4	22.08.066	Development Plan	Excludes fulltime education institutions, hospitals and church camps.
Nursery Specialities	S-3	22.08.054	Varies - see LUO	All uses.
Temporary Dwellings	S-17	20.03.246	Plot Plan	All uses.
Home Occupations	S-16	22.08.020	Plot Plan	All uses/note special standard apply to Rolling Hills area.
Pipelines & Power Transmission	A	Chapters 22.03 & 22.06	Varies - See LUO	Existing overhead utility lines and any reloation of same.
Animal Raising and Keeping	S-3	22.08.044	Varies - See LUO	All uses/note special standard apply to Rolling Hills area.
Caretaker Residence	S-16	22.08.026	Plot Plan	All uses.
Roadside Stand	S-3	22.08.052	Site Plan	Only located along State Highway 227.

TABLE III-C (Continued)
SPECIFIC PLAN ALLOWABLE LAND USES

LUE Allowable Uses (1)	LUE Use Status (2)	Applicable LUO Special Standards(3)	Minimum Permit Requirements (4)	Specific Plan Permitted Uses (5)
<u>RESIDENTIAL RURAL AREAS 5 AND 10 ACRE MINIMUM</u>				
Single Family Dwellings	S-2	22.08.120	Site Plan	All uses.
Residential Accessory	S-16	22.08.020	Plot Plan	All uses.
Temporary Dwellings	S-17	22.08.246	Plot Plan	All uses.
Home Occupations	S-16	22.08.020	Plot Plan	All uses.
Pipelines & Power Transmission	A	Chapters 22.03 & 22.06	Varies - See LUO	Existing overhead utility lines and any relocation of same.
Animal Raising and Keeping	S-3	22.08.044	Varies - See LUO	All uses.
Caretaker Residence	S-16	22.08.026	Plot Plan	All uses.
Crop Production and Grazing	A	Chapter 22.03	None	All uses.
Ag Accessory Structures	S-3	22.08.041	Plot Plan	All uses.

TABLE III-C (Continued)
SPECIFIC PLAN ALLOWABLE LAND USES

LUE Allowable Uses (1)	LUE Use Status (2)	Applicable LUO Special Standards(3)	Minimum Permit Requirements (4)	Specific Plan Permitted Uses (5)
<u>RESIDENTIAL SINGLE FAMILY AREA</u>				
Single Family Dwellings	S-2	22.08.120	Site Plan	All uses, excluding mobilehome.
Residential Accessory Uses	S-16	22.08.020	Plot Plan	All uses.
Home Occupations	S-16	22.08.020	Plot Plan	All uses.
Pipelines & Power Transmission	A	Chapters 22.03 & 22.06	Varies - See LU0	Existing overhead utility lines and any relocation of same.
Temporary Dwellings	S-16	22.08.026	Plot Plan	All uses.
<u>PUBLIC FACILITIES AREA</u>				
Schools	S-4	22.08.074	Development Plan	Existing schools included.
Caretaker Residences	S-16	22.08.024	Plot Plan	All uses.
Offices	A	22.03	Varies - See LU0	School offices included.
Public Utility Center	A	22.03	Varies - See LU0	All uses.

TABLE III-C (Continued)
SPECIFIC PLAN ALLOWABLE LAND USES

LUE Allowable Uses (1)	LUE Use Status (2)	Applicable LU0 Special Standards(3)	Minimum Permit Requirements (4)	Specific Plan Permitted Uses (5)
<u>COMMERCIAL RETAIL AREA</u>				
Eating & Drinking Places	A	Chapter 23.03	Development Plan (See Special Standards Chapter V)	All uses.
Personal Services	A	Chapter 23.03	Development Plan (See Special Standards Chapter V)	All uses.
Bed & Breakfast Facilities	12	22.08.261	Development Plan (See Special Standards Chapter V)	All uses.
Food & Beverage Retail Facilities	A	Chapter 22.03	Development Plan (See Special Standards Chapter V)	All uses.
General Merchandise Store	A	Chapter 23.03	Development Plan (See Special Standards Chapter V)	All uses.
Furniture, Home Fur- nishing & Equipment	A	Chapter 23.03	Development Plan (See Special Standards Chapter V)	All uses.

NOTES

- (1) See Appendix A for use definitions. These definitions shall govern all future uses in the specific plan area unless the plan is otherwise amended.
- (2) "A" = allowed use, as shown in Table 0, Allowable Uses, pages 67 through 71 of Framework for Planning. Land Use Ordinance Chapter 22.03 ("Required Level of Processing") determines the permit necessary to establish an "A" use, and Chapters 22.04 through 22.06 determine the site design, site development, and operational standards that affect the use.

"S" = special use, as shown in Table 0, Allowable Uses, pages 67 through 71 of Framework for Planning, allowable subject to special standards and/or processing requirements in the Land Use Ordinance.
- (3) Sections in the Land Use Ordinance containing the applicable requirements for "A" and "S" uses (see note #2 above).
- (4) Each phase within the Los Ranchos-Edna Village Planning Area will require approval of a development plan. This column indicates the minimum permit requirement for changes in land use after approval of the initial development plan.
- (5) Uses included in the LUE definition to be allowed by the Los Ranchos-Edna Village Specific Plan.

IV. CIRCULATION

Los Ranchos/Edna Village

SPECIFIC PLAN

IV. CIRCULATION

The village circulation plan (Figure 8) shows the layout of the road system that will serve the area. The circulation system is similar to those developed in other housing areas of the county and complies with the circulation goals of the Land Use and Circulation Elements of the county general plan. County subdivision regulations and the Land Use Element will guide the design and construction of such streets, with additional standards and requirements for street development included in this chapter.

Like other aspects of the development, circulation system improvements will be phased along with residential construction. This chapter describes the improvements and Table IV-A summarizes both the street standards and construction phasing.

A. MAJOR STREETS

The major streets in and around the village area are part of the county or state public road system. Their future functions are designated by the Land Use Element and the Regional Transportation Plan adopted by the San Luis Obispo County and Cities Area Planning and Coordinating Council.

Where possible, the cost for improvement of major streets (Edna Road, Los Ranchos Road, Country Club Drive, Crestmont Drive and Biddle Ranch Road) will be shared among owners of adjacent undeveloped land within the village area. This might be done by using a combination of multiple subdivision conditions, deferred improvement agreements and bonding.

In order to insure that costs are equitably shared, the county will consider utilizing the provisions of Section 66484 of the Subdivision

Map Act, under which development fees can be collected to fund construction of major thoroughfares as well as off-site improvements. This would require a special ordinance adopted by the Board of Supervisors in accordance with the Map Act. Credit could be given to developers who provide all of the road improvements to off-set their costs of improvements benefiting other developers within the specific plan area.

1. Edna Road (State Highway 227)

Classification and Existing Conditions. The county Transportation Plan and the Land Use Element classify State Highway 227 as an arterial road. The present pavement consists of two 12-foot driving lanes and two 8-foot parking/bicycle lanes. A separated bike path connects Crestmont Drive to Los Ranchos Road. Highway 227 carries traffic between San Luis Obispo, Arroyo Grande and Pismo Beach. The State Highway Department (Caltrans) and the Regional Transportation Plan show no such planned improvements in the five-year State Transportation Improvement Program (STIP) or the period beyond for village area.

Design Standards and Phasing. Edna Road should be improved by the state to a maximum county A-2 rural arterial road section as the traffic warrants. The intersection with Los Ranchos Road must be improved with a right turn lane for southbound traffic wishing to turn on Los Ranchos Road. This intersection improvement is to be installed by the golf course project developers in Phase I.

The developer of the golf course property will provide a full traffic signal at this intersection during Phase IV if traffic through the intersection will satisfy the signal warrants. The decision on the necessity of the signal, even if traffic warrants justify, is at the discretion of the County Engineer.

Maintenance Responsibility. Edna Road (State Highway 227) is maintained by the State Department of Transportation (Caltrans).

2. Los Ranchos Road

Classification and Existing Conditions. The Land Use Element designates Los Ranchos Road as a collector. The present paving consists of two 12-foot lanes and two, seven-foot paved bikelanes. It carries all of the traffic from the entire Country Club Estates and golf course, to Edna Road.

Design Standards and Phasing. Figure 16 shows the street section for Los Ranchos Road that is to be constructed as part of this specific plan implementation. The developer of the golf course property shall install the improvements for Los Ranchos Road from Country Club Drive to Edna Road as part of Phases I and II. Phase I improvements shall include intersection improvements at the Los Ranchos School entry (see Figure 21). Phase II improvements shall consist of: widening the roadway paving two feet; installing a six-foot wide sidewalk (attached or detached) along the south side of Los Ranchos Road; and a six-foot sidewalk along the north side of Los Ranchos Road from Country Club Drive to Edna Road (excluding the Tract 1013 frontage).

Maintenance Responsibility. Los Ranchos Road is maintained by the county as county road M3158.

3. Country Club Drive

Classification and Existing Conditions. The Land Use Element designates Country Club Drive as a collector. The present paving consists of two 12-foot lanes. It gathers traffic from the Country Club Estates and hillside lots beyond, carrying it to Los Ranchos Road. The LUE also calls for construction of the westerly travel lane and parking lane of this divided facility.

Design Standards and Phasing. Figure 17 shows the street section for Country Club Drive that is to be constructed by the golf course property developer as a requirement of this specific plan. The improvement will extend from just south of Lewis Lane to Los Ranchos Road. The location of the sidewalk along the westerly side of the road should be flexible to save as many of the second row of cedar trees as possible. This improvement is to be constructed with the first phase of the development.

Maintenance Responsibility. Country Club Drive is and will be maintained by the county as county road M2043. The median of this divided roadway is to be maintained by the Country Club Management Association.

4. Crestmont Drive

Classification and Existing Condition. The Land Use Element designates Crestmont Drive as a collector. The paving consists of two 12-foot travel lanes and two eight-foot parking lanes. It collects traffic from the entire Rolling Hills development and funnels it out onto Edna Road.

Design Standards and Phasing. Improve Crestmont Drive, from Hacienda Avenue to Edna Road, with an eight-foot separated bikeway along the north side of the road and a separated equestrian trail along the south side. These improvements would be installed by the developers of the adjoining properties when developed, anticipated to be in the third and fourth phases.

Maintenance Responsibility. Crestmont Drive is maintained by the county as county road segments M2059 and C2059.

5. Biddle Ranch Road.

Classification and Existing Condition. The county Transportation Plan and the Land Use Element designate Biddle Ranch

as a local road. However, Biddle Ranch Road functions as a collector road connecting Edna Road and Orcutt Road. The existing paving consists of two 10-foot travel lanes.

Design Standards and Phasing. Biddle Ranch Road between Edna Road and Orcutt Road will not be improved as a part of the implementation of this Specific Plan. In the future, however, it may be desirable (although not required, based upon the EIR Traffic Analysis) to reopen the Biddle Ranch Road railroad crossing to connect with Los Ranchos Road. In that event, the county will negotiate with the railroad to obtain the right-of-way to cross the railroad by means of an at-grade crossing. Improvements for such a crossing would be constructed by developers of new projects within the specific plan area, with costs shared on a prorated basis.

Maintenance Responsibility. Once installed, the county would maintain the road as part of county road #C2042, and the signalized crossing would be maintained by the Southern Pacific Railroad.

B. STREETS WITHIN THE GOLF COURSE PROJECT AREA

1. Collector Street (The main entry road from Los Ranchos Road)

Purpose. The main entry into the development is designed to collect traffic from the golf course project and carry it to Los Ranchos Road. Direct driveway access will be restricted to limit interference with smooth traffic movement. The collector streets shall be offered as public rights-of-way varying from 60 to 80 feet in width, as described below.

Design Standards and Phasing. A typical collector street section, and an alternate design using a center median, are shown in Figure 18. The alternate design may be utilized for the main entrance, narrowing to the typical section as it passes the first clustered residential area. These streets may be public or private, at the option of the developer.

The collector street is to be constructed by the developer according to the phasing shown in Figure 9. Furthermore, street lights will be installed along this collector street and at its intersection with Los Ranchos Road. Fixture design will be similar to that shown in Figure 28.

Maintenance Responsibility. This collector street may be private and privately maintained. If private, maintenance shall be provided by the developer until maintenance responsibility is assumed by the Management Association (see Chapter VIII, Section D). If private, the developer shall provide an offer of dedication to the County. If public, the right-of-way shall be dedicated to the County.

Street lights shall be maintained by the utility (PG&E) and administered through County Service Area #18.

2. Local Streets

Purpose. These streets provide circulation within development areas and connect to collector streets. They will access numerous individual driveways and will convey bicycle traffic from individual residences to a system of bicycle paths or lanes serving the entire specific plan area. These streets will be

crossed regularly by pedestrians and used by slow, stop-and-go delivery vehicles. Because children may cross these streets, safety is a paramount design concern. Local streets are also an important part of the visual character of residential areas. The streets may be private if requested by the developer.

Design Standards and Phasing The local street section is shown in Figure 19. If proposed as private rights-of-way, these streets will be designed with standard road right-of-way improvements and will be constructed to such a standard that could be acceptable by the county for maintenance at a later date if necessary. The precise layout of the private streets (and such features as sidewalk location, off-street parking or parking bays used in lieu of on-street parking) will be subject to review and approval during the consideration of subsequent Development Plan submittals.

Street lights are to be designed similar to Figure 28 and shall be set back a minimum of 4 feet from the edge of pavement.

Local streets are to be installed by the developer according to the phase designation for the golf course development area. All street rights-of-way will be offered for dedication to the county.

Maintenance Responsibility. Private local streets will be maintained by the developer until maintenance responsibilities are assumed by an individual homeowner's association, under contract to the Management Association (see Chapter VIII, Section D). Public local streets will be maintained by the county. Street lights are to be located within the public right-of-way and shall be maintained by the utility (PG&E) and administered through County Service Area #18.

3. Emergency Access Roads

Purpose. Emergency access roads will be available in three locations to provide emergency vehicle access to development areas within the golf course project. Where appropriate, they may also serve as part of the pedestrian or equestrian systems.

During Phase I of the golf course project, an emergency access road will be extended from the end of the local street in cluster G to connect to the north end of Machado Lane in the Rolling Hills area. In Phase II, an emergency access road will be extended from residential clusters I and J to connect to Country Club Drive, opposite Anneford Circle. During Phase III, a third emergency access road will be extended from the end of the main entrance road in Cluster A to connect to Country Club Drive near White Oak Lane.

These emergency access roads are proposed at locations where interconnecting road access is needed to serve the entire village. They are only allowed as emergency access roads in support of the developers' proposal for a gated community with private roads and security. However, if at any time in the future the gated community concept is no longer desired, or the private roads are accepted by the county for maintenance, these emergency roads will be constructed per Figure 19 and opened as local streets.

Design Standards and Phasing. The emergency access roads will be designed to provide all-weather access for emergency vehicles rather than daily traffic. They will be designed and constructed in accordance with Figure 22, a design approved by the County Engineer and Fire Department.

Maintenance Responsibility. The emergency access roads will be maintained by the developer until maintenance responsibility is assumed by a homeowners association.

C. OTHER MINOR STREETS WITHIN THE VILLAGE

The Circulation Plan (Figure 8) shows the streets approved with Tentative Tracts 906 and 1013, and also shows a proposed street layout for the undeveloped suburban area north of Rolling Hills and a smaller area north of the old Edna townsite. The conceptual street pattern north of Rolling Hills consists of a cul-de-sac extension of Machado Lane, and two cul-de-sacs extending from Crestmont Drive. These roads would be necessary to serve the 42 additional homes anticipated in this area. The conceptual street patterns are to be used as a guide for use with individual subdivisions in the area; however, circulation could be revised if the properties are developed, as encouraged by the plan, under the cluster provisions of the Land Use Ordinance or if different properties are developed together in a coordinated manner.

The other proposed streets layout is north of the old Edna townsite. In this area the plan shows the extension of Depot Avenue along the railroad for approximately 1300 feet to the old railroad access road, and then out to Edna Road. An additional 8 to 10 lots could be developed in this area as community water is provided.

The existing minor streets within the village are in good condition; except for Depot Avenue, Empire Street, Acre Avenue, Maxwellton Street, and Old Price Canyon Road. Improvements to Maxwellton Street and Old Price Canyon Road could occur with future subdivision of the parcel between them, which is designated Residential Suburban. Empire Street, Depot and Acre Avenues, are different, however, in

that the lots are already at single-family residential size (6000 sq. ft.) and could be developed if sewer or water facilities were provided.

Design standards. (Empire Street, Depot Avenue and Acre Avenue). Given this situation, all new residential construction fronting on these three roads shall include construction of a 20-foot wide, paved section in accordance with the county A-5 urban local street standard across the property frontage and out to Maxwellton Street. With the subsequent development, on the opposite side of the road, the remaining 16 feet of improvement is to be completed. This requirement is to be completed prior to the issuance of certificate of occupancy.

D. ALTERNATIVE CIRCULATION SYSTEM

1. Bicycle Paths and Bicycle Lanes

Purpose. A bikeway system proposed in this specific plan will include Class I, II and III bikeways along all new streets constructed within the village. Along existing collector streets, where no new development is planned, Class II bikeways should be established if the road cross section has sufficient width. The location of this bikeway system is indicated on Figure 8.

Design Standards and Phasing. Bikeway system design is based upon anticipated residential density in the village and the need to avoid conflicts from shared use with cars. A class I separated bikeway, eight feet wide and paved with asphalt or concrete and will be constructed along Los Ranchos Road and Crestmont Drive. On existing and proposed local street sections, the bikeway shall be of Class III (a facility shared with cars with no marked bike lanes). Street crossings will be limited to intersections or golf cart path crossings.

To assure interconnection of individual phases, as they are completed, the bikeway system will be installed by the developer when the residential phases containing the bikeways are developed. The specific location of the bikeway system will be refined as part of individual development plan review. This procedure will assure maximum flexibility for the creative, sensitive location of bikeways.

Maintenance Responsibility. Inside the golf course area, the bikeway system shall be maintained by the homeowners association or the management association. Portions outside the golf course area, adjacent to boundary streets, will be maintained by the county or state.

2. Pedestrian Walkways

Purpose. Sidewalks and other walkways within development areas are for the use of local residents. To provide circulation from individual homes to local amenities (county club facilities, pool, recreation area, etc.), other residences and connections to the elementary school.

Design Standards and Phasing. On local public streets, sidewalks paralleling the street as an integral part of the curb, will be built to county standards by the developer along with the street improvements. On local streets and collectors, within the golf course property, the developer shall construct sidewalks in accordance with Figures 16 thru 19.

Maintenance Responsibilities. Concrete sidewalks built integral with curbs and gutters in conjunction with public local streets will be maintained by the county. Sidewalks along private streets, or walkways outside of public maintained road rights-

of-way, shall be maintained by the local homeowners association.

3. Golf Cart Paths

Purpose. Cart paths within the golf course development will facilitate course play and will permit golf carts to travel from residential areas to the clubhouse. The routing of this circulation system is not indicated in the specific plan except where cart paths cross local or collector streets see figure. When the cart paths are separate from automobile traffic, their location may be determined by the developers of the golf course property.

Design Standards and Phasing. Golf cart paths shall be a minimum of 4 feet in width, and designed to be consistent with good engineering practice and safety standards; however, the system may be constructed at the discretion of the course operator and is optional. If installed, it will be subject to the grading standards in Chapter 22.05 of the Land Use Ordinance.

Cart crossings at public or private streets shall be designed similar to the concepts shown in Figure 20 and shall be installed at the same time street improvements are made, as approved by the County Engineer.

Maintenance Responsibility. Golf cart paths shall be maintained by the golf course operator.

4. Equestrian Trails

Purpose. Equestrian trails will facilitate horseback riding as a recreation opportunity throughout the residential suburban and rural areas of the village and the Edna Valley. A continuous equestrian path already exists among larger lots south and east

of the country club through the cooperation of landowners. Because of existing development to the west (Country Club Estates), this system depends on the road system to reach areas southeast of the golf course.

The specific plan proposes that the trail system be enlarged to the extent practical, to link residential areas east and west of the golf course. Because of the golf course layout, and the incompatibility of horseback riding with golf carts and course play, an alignment to achieve east-west linkage of residential areas is shown along the most southerly and western boundary of the golf course. Such trails would allow riders to cross the perimeter of the golf course project to other parts of the village; yet separate horseback riders from bicycle and vehicular traffic and from the golf course. They are located diagrammatically in Figure 18.

Design Standards and hasing. As the equestrian trails are developed in the specific plan area, they shall:

- a. Be a minimum of 10 feet wide.
- b. Be separated from adjacent roadways by at least 10 feet.
- c. Be separated from adjacent residences by a minimum of 20 feet (with a 3 to 6 foot high fence).
- d. Utilize natural surfacing.

Drainage from adjacent residential areas, streets or pathways shall not be channeled onto equestrian trails.

The equestrian trail alignment along the west and southern boundary to connect Country Club Drive to Hacienda Avenue and Machado Lane shall be provided as follows:

- a. A 10-foot continuous easement be granted to the public for equestrian trail along the above alignment, to be shown on the subdivision map.
- b. Install an interior fence separating the trail alignment from the golf course per Figure 18.
- c. No trail surfacing or use of the easement shall occur until an organized group such as the Rolling Hills Homeowners Association or other village or equestrian group develops a plan for its use. That plan must be approved by the Planning Commission through the Development Plan process and shall assure protection of the golf course greens, tees and fairways from horse damage, and assure acceptance of liability for cases where a horse or rider may be hit by a golf ball.

Equestrian trail construction shall be the responsibility of the golf course property development if an organized program is approved by the Planning Commission through the Development Plan review process prior to approval of Phase III of the golf course development.

Maintenance Responsibility. The equestrian trail along the west and east boundary shall be maintained by whatever group develops a plan for its ultimate use.

TABLE IV-A
SUMMARY OF PROPOSED STREET STANDARDS
AND PHASING OF CONSTRUCTION

1. LOS RANCHOS ROAD - PHASE I
 - a. 40-foot paved sections (8-12-12-8).
 - b. 55 MPH design speed.
 - c. Turning lanes or intersection improvements.
 - (1) Los Ranchos Road at Country Club Drive, with a free right turn lane for traffic turning onto Country Club Drive.
 - (2) School and entrance road intersection per Figure 21.
 - (3) Los Ranchos Road at Edna Road free right turn lane for traffic turning into the village and signalized intersection if traffic warrants.
 - d. Ultimate R.O.W. 72 feet minimum (varies).
 - e. Section per Figure 16 in specific plan. (Excluding the Tract 1013 frontage)
 - f. Street lighting fixtures per standard street lights (Figure 28).
2. COUNTRY CLUB DRIVE - PHASE II
 - a. Two, 24-foot paved sections (8-4-12 --12-4-8) with median.
 - b. 30 MPH design speed.
 - c. Turning lanes for median crossing:
 - (1) Country Club Drive at Lewis Lane.
 - (2) Country Club Drive at clubhouse location.
 - (3) Country Club Drive at Marshall Way.
 - (4) Country Club Drive at Anneford Drive.
 - (5) Country Club Drive at Gleinhein Court.
 - (6) Country Club Drive at Clubview Lane.
 - d. Ultimate R.O.W. 76 feet minimum (varies).
 - e. Section per Figure 17 in specific plan.

3. CRESTMONT DRIVE - PHASE III

- a. Improve with an 8-foot separate bike lane along the north side and a separate equestrian trail along the south side.
- b. 45 MPH design speed.
- c. Street lighting fixtures per standard street lights (Figure 28).

4. BIDDLE RANCH ROAD - BETWEEN EDNA ROAD AND LOS RANCHOS ROAD
(WHEN SECURED BY THE COUNTY)

- a. Improve to an A-4 suburban collector road standard with signalized railroad crossing (from Edna Road to Los Ranchos Road).
- b. 55 MPH design speed.
- c. Ultimate R.O.W. 60-feet.
- d. Street lighting fixtures per standard street light (Figure 28).

5. GOLF COURSE PROJECT ENTRANCE COLLECTOR ROAD - PHASE I, II AND III

- a. Road section.
 - (1) Two, 24-foot paved section (8-4-12--12-4-8) with median.
 - (2) 48-foot paved section (8-4-12--12-4-8).
- b. 30 MPH design speed.
- c. Phase I
 - (1) Entrance road and Los Ranchos Road intersection.
 - (2) Construct with divided road section from Los Ranchos Road to first cul-de-sacs serving clusters H and K.
 - (3) Construct non-divided per figure 18 from Cluster H and K to Cluster E.
- d. Phase II.
 - (1) Construct non-divided per Figure 18 from Phase I to cluster C.
- e. Phase III.
 - (1) Construct non-divided per Figure 18 from Phase II to cluster A.
- f. Right-of-way widths
 - (1) 80-foot minimum (divided).
 - (2) 60-foot minimum (undivided).

- g. Section per Figure 18.
 - h. Street lighting fixtures per standard street lights (Figures 28).
6. LOCAL GOLF COURSE PROJECT STREETS (PHASE I II, III AND IV).
- a. 36-foot pavement (8-10-10-8).
 - b. Design speed 25 to 30 MPH.
 - c. 50-foot of R.O.W.
 - d. Sections per Figure 19.
 - e. Street lighting fixtures per standard street lights (Figure 28).
7. LOCAL PUBLIC STREET (ALL PHASES).
- a. Paving width and cross sections per:
 - (1) County A-5 suburban road section (residential suburban areas).
 - (2) County A-5 urban road section (residential single family and clustered residential areas).
 - b. Design speed 25-30 MPH.
 - c. 50-foot R.O.W.
 - d. Street lighting fixtures per Figure 28.
8. EMPIRE STREET, DEPOT AVENUE AND ACRE AVENUE (PHASE V)
- a. Construct per an A-5 local urban street section.
 - b. Design speed 25 MPH.
 - c. Street lighting fixtures per Figure 28.
 - d. Required minimum paving with all new residential construction is 20 feet wide paved section across the property frontage and out to Maxwellton Street. Subsequent development on the opposite side of the road is to complete the remaining 16-feet of improvements. This requirement is to be completed prior to issuance of a certificate of occupancy.

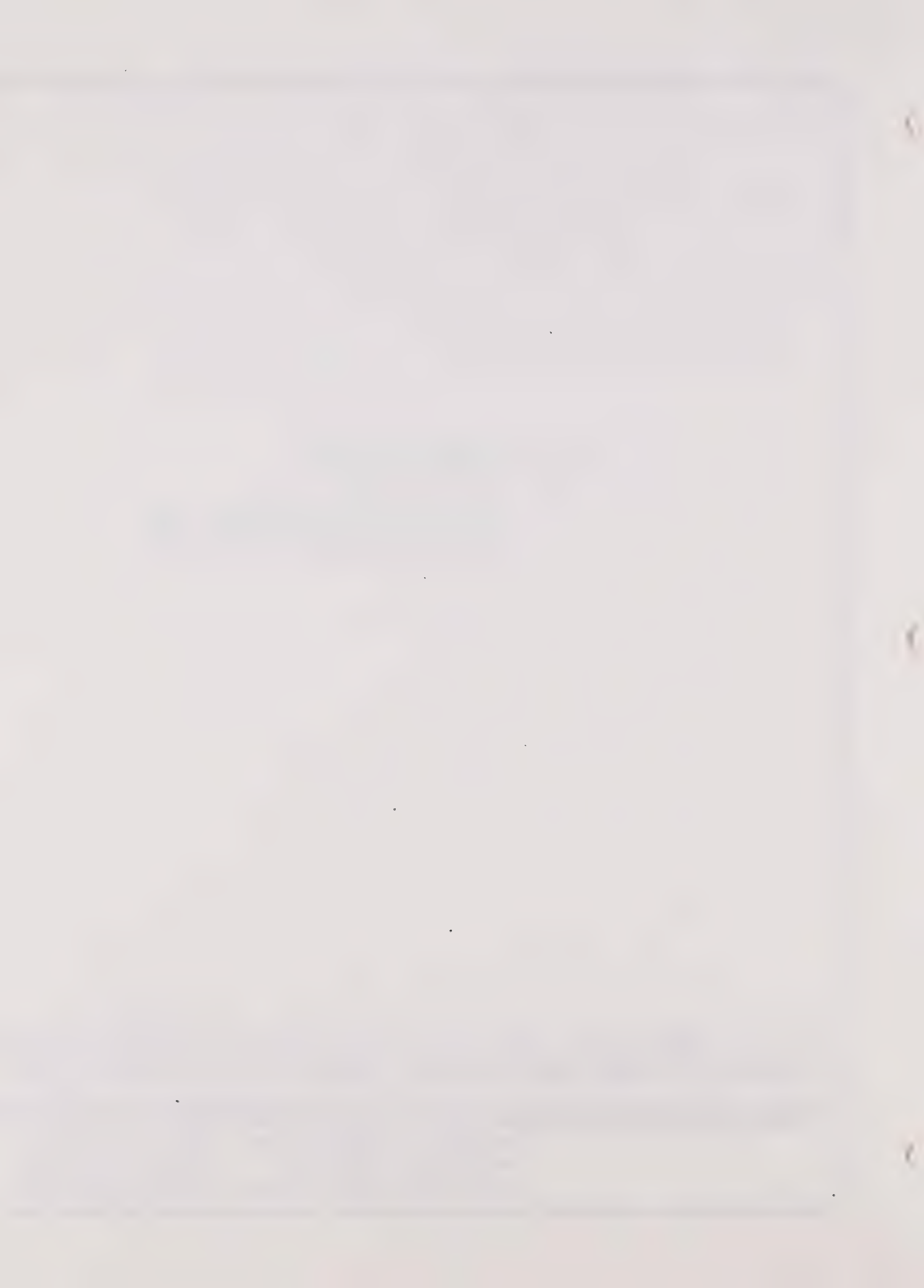
9. SIDEWALKS

- a. Golf Course project entrance road (collector) two 6-foot sidewalk detached from Los Ranchos Road to cluster E.
- b. Golf course project local streets four foot detached sidewalk each side of side of street adjacent to homes.
- c. On other streets, sidewalks are to be constructed per standard county road section unless a special specific plan road cross section governs.
- d. Golf course project collector road one 6-foot sidewalk detached cluster E to cluster A.

V. DESIGN
STANDARDS

Los Ranchos/Edna Village

SPECIFIC PLAN



V. DESIGN STANDARDS

The Land Use Element (LUE) of the San Luis Obispo County General Plan contains several policies affecting development within the Los Ranchos-Edna Village area. As noted in Chapter I of this plan, the LUE requires that the specific plan be prepared to achieve several objectives, including eventual attainment of a "village" character.

In order to obtain and enhance the "village" character, the specific plan (Figure 7) and the standards of this chapter were formulated to achieve the following objectives to ensure:

1. Sensitive design of buildings, emphasizing their relationship to natural landforms.
2. Clustering of buildings, interspersed with open spaces, providing an open space network on the golf course property.
3. Road connections and pedestrian and equestrian trails to tie the village together.
4. Design standards for street furniture, street lighting, trails etc. to be applied uniformly throughout the village area.

The standards in this plan are intended to carry out the above objectives by creating visual continuity throughout the village, preserving significant natural resources and providing for the safety, convenience and enjoyment of village residents.

A. USE OF STANDARDS

The design and development standards in this chapter are guidelines for both county staff and private developers within the specific plan area. The standards will be used by the county to evaluate the

consistency of development plan proposals with this specific plan. The standards therefore must also be used by project developers as the basic parameters for the design of each development project under this specific plan.

B. RESOURCE CONSERVATION

1. Groundwater Resources

Groundwater resources for the Edna Valley area are adequate but must be protected to assure an adequate long-term supply. This plan provides two methods to protect this valuable resource: conservation and use of reclaimed wastewater.

Water Consumption Conservation. Water consumption in the village area will be monitored and controlled to discourage unnecessary water use. To this end all new uses will be metered (including the new golf course development) and an ongoing water monitoring and reporting program will be established. With the Phase I golf course development, the developer, in conjunction with Cal-Cities Water Company, will maintain a log of actual water consumption in the company's service area. Beginning with Phase II, the development plan application for each phase shall include a tabulation of existing water use, an estimate of the water needed to supply the proposed development, and the results of water quality tests. This data is to be reviewed and approved by the County Engineering and Planning Departments prior to approval of the development plan application. In addition, information on the total amount of water being used in the golf course project is to be submitted to the County Engineering and Planning Departments, upon request, for evaluation as part of the annual review of the Land Use Element of the county general plan.

As new subdivisions occur in the village, they shall be required to connect to the Cal-Cities water system and be subject to the monitoring program.

It is recommended that water pressure be kept at 50 psi or less, by means of pressure-reducing valves, if necessary. Water consumption fees should be staged to deter waste by imposing higher prices as consumption increases.

Water conservation fixtures shall be installed in all new village area developments. These should include low-flush toilets, low-flow showers and faucets, and drinking fountains with self-closing valves.

Special conservation measures should be taken in yards and landscaped areas. Graded areas should be kept to a minimum and pervious paving materials used whenever feasible, to reduce surface water runoff and to aid in groundwater recharge. Water should also be conserved by preserving existing trees and shrubs, by landscaping with native or low water-consuming plants wherever feasible, and by utilizing efficient irrigation system to minimize runoff and evaporation, such as drip irrigation, soil moisture sensors and automatic irrigation systems.

Use of Reclaimed Wastewater. The beneficial use of reclaimed wastewater for recharge of the groundwater basin, underlying the golf course property is an objective of this specific plan. The plan proposes a sewage system that involves pumping sewage to a treatment facility on county land, owned by the county in fee simple, within the golf course property and then disposing of the treated effluent by spray irrigation on the golf course. Alternatively, disposal could be by means of percolation ponds on the golf course (see Figure 11).

2. Natural Vegetation

Native landscaping materials shall be utilized wherever possible to minimize water consumption and to mitigate the loss of native species. Appropriate areas for such vegetation include the roughs along golf course fairways, visual buffers between land uses and landscaping along roads and pathways.

Riparian vegetation along natural watercourses shall be retained in its natural state except where maintenance is necessary to preserve channel capacity. To accomplish this, a 50-foot buffer will be established along the channel. (Allowable land uses within the buffer area are listed in Table III-C for the Open Space land use category.) Further, this plan designates the drainage ways along Davenport Creek as open space, with policies encouraging the use of cluster development in the area north of Rolling Hills as well as in other areas of the village. Within the San Miguelito Hills sensitive resource area, special requirements are necessary to protect the coastal live oak/chaparral areas on the steeper slopes.

3. Visual Resources

The Environmental Impact Report has identified the primary visual resources of the Los Ranchos-Edna Village as the wooded San Miguelito Hills (oak trees and chaparral forming the backdrop for the village); the golf course fairways and landscaping; the cypress windrows along Country Club Drive; Los Ranchos School and playfields and the historic Roselip home. Visual concerns include proper screening for the additional water storage tank, grading on steep slopes, and special setbacks on homes fronting Country Club Drive to avoid complete obstruction of views of the golf course. The following

discussion identifies how this specific plan provides for the retention and/or enhancement of the village's visual resources.

San Miguelito Hill Scenic Backdrop. This area is the most sensitive and contains the most constraining site characteristics. Besides visual sensitivity, it also has slope, septic tank and construction constraints, high erosion and fire hazards, moderately high landslide risk, sensitive plants and valuable wildlife habitat. As a result, the Sensitive Resource Area (SRA) standards in the LUE San Luis Obispo Area Plan were adopted.

The existing water storage tanks serving Country Club Estates and the proposed additional tank or tanks, needed to serve the entire village area, are a major visual concern. Currently, the water storage tanks are on a small parcel along the extension of Country Club Drive. Specific plan standards require the new tank to be heavily landscaped to alleviate existing as well as potential visual impacts. Thus, the tank site should encompass an adequate area, or an additional easement, around it to permit appropriate screening landscaping.

Selection of a location for the sewage treatment plant on the golf course property could have adverse visual impacts. Of the alternative plant sites shown on Figure 12, site 5 is highly visible from Los Ranchos Road. If this site is chosen, the facility should be heavily screened and landscaped. If any of the other alternative sites are selected, the site should be screened by a wall or fence at least six feet in height and should be landscaped to include tall trees to minimize air flow should odors develop within the treatment site.

Cedar (Cypress) Windrows. These tall rows of trees along Country Club Drive, at the Los Ranchos School and the Roselip

home are visually significant. The strip along Country Club Drive also has some historical significance. Any subsequent Development Plan approval on these properties shall require their owners to maintain these trees so long as they remain in a healthy condition and develop a program of replacement planting. The widening of Country Club Drive shall be designed to save both rows of trees where possible.

Golf Course Fairways. The fairways will be retained in permanent open space with maintenance by the Country Club. These fairways were identified in the EIR as one of the main visual features of the village as seen from outside (State Highway 227). See special sideyard setback along Country Club Drive on page V-7.

Other Visual Concerns. The other visual concerns identified in the Environmental Impact Report are the preservation of the Roselip home as an historical site and rural character of the village as viewed from surrounding properties. These can be accomplished by requiring site plan approval for the construction of new homes between Los Ranchos Road and Highway 227 to assure compatibility with the Roselip home and the rural surroundings.

C. LAND PLANNING

1. Special Setbacks and Screening

To preserve the present rural character of the village as seen from Los Ranchos Road, special setbacks and screening standards are established as part of the specific plan. Special screening using berms, landscaping and/or fencing to improve visual

quality and subdue the visual impacts is required of certain necessary facilities, as discussed below.

Los Ranchos Road. In addition to the required dedication of road right-of-way, a special setback shall be provided so that no residence is constructed within 100 feet of Los Ranchos Road. This setback will avoid development along this entry road to the village, creating a walled or tunnel effect.

Country Club Drive. A 12-foot sideyard setback shall be required for new homes built along Country Club Drive to retain some views of the golf course from existing residences.

Building Setbacks. No building or accessory structure shall be allowed within 25 feet of the right-of-way of the private internal roads within the Country Club area. Along streets with no right-of-way dedications, no structure shall be located within 25 feet of the edge of the pavement.

Davenport Creek Setbacks. To protect riparian vegetation along the stream channel, a 50-foot setback from the flow line of the channel is required for all development along Davenport Creek.

Water Storage Tank Screening. The existing water tanks and proposed new water storage tank shall be screened with fencing and landscaping. The screening concepts are shown in Figures 25 and 26.

Maintenance Facility Screening. As shown schematically in Figure 27, the golf course maintenance facility will be screened with fencing and landscaping. Because its existing location is highly visible, heavy screening and buffering will be required.

Sewage Treatment Facility Screening. The sewage treatment facility will be screened with fencing and landscaping similar to that shown conceptually in Figure 27. If alternative site 5 is chosen, heavy screening and buffering will be required due to the high visibility of the site.

2. Earthwork and Grading

This section describes general performance standards for earthwork and grading to implement the specific plan. It also identifies areas that will involve significant grading. The intent is not to prescribe detailed grading plan requirements, but to indicate where significant grading is anticipated, to explain the purpose of the grading and to establish general parameters for reducing resulting environmental impacts. All grading is subject to county grading ordinance standards in effect at the time a grading permit is approved. Graded areas shall be revegetated with natural grasses in advance of the construction of improvements in the phase for which the grading is being done. The revegetation shall occur early enough so that areas are not exposed during the rainy season. Also, a post-rainy season review of revegetation shall be conducted by the county to determine if any remedial work is needed to ensure the long-term success of the revegetation program.

Basic Grading Criteria. The edges of all grading work shall be rolled and contoured to present a natural appearance, blend with adjacent natural grades and avoid prismatic forms. All cut and fill slope areas shall be protected from erosion by vegetation as soon as possible after the completion of grading. Permanent landscaping for all cut or fill slopes in each phase shall be installed before construction of any subsequent phase. Slopes, which are to be maintained as common areas, will be landscaped

and irrigated as necessary. Slopes, which are to be landscaped later by individual owners, will be seeded with temporary grass cover to prevent erosion.

Privately-maintained slopes shall not be constructed steeper than 2:1. Slopes in excess of 2:1 will be constructed only in areas having professional maintenance care, in which case the slopes will not exceed 1 1/2:1.

Construction operations that disturb soil structure shall not be permitted during rain or when soil has not dried after rain to the point where a muddy condition no longer exists. Disturbed topsoil shall be stockpiled wherever feasible for later application as the finished surface of slopes. Recontoured slopes and other open space areas are to be planted with low water-consuming native plants and grasses, except where special ornamental effects are desired as features of project development.

Golf Course. The revision and relocation of some of the fairways and holes may involve grading and recontouring as necessary to provide the greens, tees, and landscaping normally associated with golf course layout and play. Any golf course redesign shall reflect as nearly as possible an integration of the course with existing contours and landscaping. Landscaping shall include new trees and shrubs in a manner that is harmonious with any adjacent vegetation. Grading and landscaping shall be constructed in a manner that minimizes erosion.

Clustered Residential Areas. Lot layout and building placement shall take advantage of natural contours to minimize the necessity for cut and fill. Building placement shall take into consideration the need for primary north-south house orientation

for energy conservation, regardless of the orientation of the lot.

San Miguelito Hills Sensitive Resource Area. The existing planning area standards require site plan approval of all residential development and access road construction to assure, among other things, that new building sites are not located on slopes over 30% and that grading is handled appropriately.

Areas of Significant Grading. The plan identifies three areas where significant grading may occur. These include the new water tank site, which under either alternative A or B, will involve considerable cut and fill; the roadway alignment for the collector street within the golf course project, in the vicinity of golf green 13; and the sewage treatment facilities. The water tank site will be adequately engineered and then screened and relandscaped (see the condition on water storage tank screening on page V-8 and Figures 25 and 26). The grading review for the road alignment will be adequately handled through subsequent development plan and road construction plan approvals. Grading for the sewage treatment facilities will be reviewed by the County Engineer as part of the review of the subdivision improvement plans and the landscaping and screening plans will be reviewed as part of the Development Plan submittal and construction drawings.

On-Site Roads. Where practical, all streets and roads will be designed to keep grading to a minimum consistent with engineering objectives for design speed, drainage control and aesthetics.

3. Roadway Design

Standards for the design of project streets are discussed in the Circulation section (Chapter IV).

4. Drainage and Erosion Control

Runoff control for both storm water and landscape irrigation will be a consideration of both subdivision design and building design for the project. Typical drainage control concepts are shown in Figure 29.

Concentrated Runoff. All concentrated water runoff from streets, driveways, roofs and other large areas of impervious surface will be channeled through non-erosive devices (such as pipes, concrete swales or other non-erosive channels) to detention basins or ponds planned on the golf course site, or other adequately sized drainage channels. The objective of on-site detention is to control drainage rates and retention timing to avoid overloading existing stream channels.

Lot Drainage. Where individual lots will be graded, provisions for positive drainage flow must be provided to the streets and away from structures. If this is not feasible because of grades, provision will be made to retain and dispose of all runoff on site by use of retention basins, dry wells or other means (see Figures 29). Drainage to non-erosive drainage transmission or percolation swales located in common open space areas is acceptable.

Gutters and Downspouts. All structures with an excess of 200 square feet of roof area will be equipped with gutters and downspouts with pipelines or non-erosive swales to the street or

to approved drainage areas. If this is not feasible because of grades, roof, driveway and patio runoff may be disposed of in a dry well constructed for that purpose or other suitable points of discharge.

Use of Detention Basins. Detention basins for the collection of on-site surface water runoff will be required where engineering and soil studies indicate that on-site soil conditions or off-site channel capacities will not allow adequate percolation or conveyance of storm water runoff during peak-flow conditions.

5. Other Standards

Open Space Orientation. Residential design in the residential clusters shall be oriented so that the open space is directly accessible from most housing sites to the tract's common open space parcels.

Condominiums. Individual sites for condominiums within the golf course property may be as small as 2,500 square feet, provided that permanent open space is assured and that the housing units exhibit quality in design and spatial arrangement.

Residential Clustering. Housing within the golf course project will be clustered as much as feasible to retain the existing open space character of the property. Clustered housing is also encouraged in other areas of the village on properties planned for residential use.

Airport Hazards. The four northernmost parcels located between the Southern Pacific Railroad and Edna Road cannot be further subdivided because of their location in the Airport Land Use Zone 3, "Under Approach and Climbout Extensions".

Intersection Protection. Because of a series of smaller parcels located near the intersection of Los Ranchos Road and Edna Road (State Highway 227), shared driveways will be required where practical, with their locations as far from the intersection as possible.

Cluster Design. Because of the double-frontage situation that could occur with the development of Cluster E using standard lot design practices, (and added impact on adjacent residential suburban lots), this area should be developed with attached cluster housing with berming and landscaped screening to avoid adverse impacts.

D. STRUCTURE DESIGN

1. Aesthetics

To maintain architectural design continuity throughout the golf course project, a single architectural review committee will be formed and administered through the Country Club Management Association. Its function and responsibility will be to review all architectural design and site plans for residential development within the golf course property in accordance with a comprehensive set of recorded Conditions, Covenants and Restrictions (CC&R's) applicable to all lots. This type of procedure will also apply to other properties outside of the golf course property that are subdivided into five lots or more (See Chapter VIII for further discussion).

2. Energy Conservation

In addition to incorporating all county and state required energy conservation programs and construction standards, each

of the following standards will apply to the Los Ranchos-Edna Village.

Solar Site Planning. Each residential area shall be site planned so that a minimum of 40% of its dwellings can be positioned to allow a roof area, equal to 20% of the dwelling floor area, to be oriented within 30 degrees of south (to provide for installation of solar water heating equipment). These residential structures shall be pre-plumbed to facilitate roof-mounted solar collectors.

Swimming Pools. Solar heating shall be required for heated outdoor swimming pools in excess of 3,000 gallons capacity.

3. Street Furniture

Street furniture (such as planters, benches, trash containers, kiosks, bollards, and gate house or information centers) shall be consistent in design character to support establishment of the unified "village" character described in Chapter III.

Given the extent of existing development, cooperative efforts between existing residents and the developers of new residential projects will be needed to provide uniform street furniture throughout the village. Toward this end, typical street lighting and street furniture designs are provided in Figure 28. Agreement with the county on placement throughout the village and within the golf course project shall be reached prior to Phase I approval so that appropriate street furniture can be required and provided during the development of Phase 1 of the golf course residential area. Selected designs will be carried out by project developers for lands which they control, and existing residents will be encouraged to provide the funding necessary to provide new street furniture or replace existing

street furniture with compatible design as replacement becomes necessary for their areas. Together with the new development projects, this effort eventually will produce a distinctive and cohesive visual character for the village.

4. Noise Control

Highway 227, railroad and aircraft noise combine to excessively impact properties between Los Ranchos and Edna Roads and between Edna Road and the Southern Pacific Railroad. The Land Use Element establishes a standard of a maximum outdoor noise level of 60 dBA and maximum indoor level of 45 dBA for the area between Los Ranchos Road and State Highway 227.

The EIR for the specific plan provides noise contours from transportation sources to indicate areas of new development that should be subject to special standards for noise attenuation. Any dwelling unit constructed within the 60 dBA noise contour (see Figure 30) shall be constructed to meet the following standards:

1. Provide accoustical upgrading of windows, involving increased glazing thickness, use of laminated glazing, or double pane windows.
2. Provide baffles for vents from attics, bathrooms and kitchens.
3. Provide mechanical ventilation for homes exposed to exterior noise levels at or above 57 dBA CNEL to assure that windows and doors can be closed to maintain interior noise levels within 45 dBA.

5. Other Standards

Street Light Design. The schematic design shown in Figure 28 will be utilized throughout the golf course development and throughout the village on any new lighting installed.

Doorway Widths. In order to provide access to handicapped persons, all buildings shall be constructed with doorways that provide at least 32 inches clear passage when the door is open at a 90 degree angle.

Country Club Drive Height Limitation. Housing units constructed opposite from existing residences along Country Club Drive shall not be higher than 20 feet above the center of the southbound traffic lane. Units shall be placed so as to maximize views of the golf course from existing housing.

Retail Commercial. Development Plan approval shall be required for any new use, or exterior remodeling of the historic Old Edna Store (former Grange Hall). That Development Plan shall provide for the following: 1) historic preservation and restoration of the Old Store's facade; 2) drainage plan to assure adequate drainage and flood protection from Corral de Piedra Creek; 3) reorganized and paved parking for the store; 4) controlled access to the store parking lot from the three adjacent streets; and 5) appropriate landscaping treatment.

VI. SERVICES
AND
UTILITIES

Los Ranchos/Edna Village

SPECIFIC PLAN

VI. SERVICES AND UTILITIES

Residents of the Los Ranchos-Edna village area will be provided necessary on-site utility services through County Service Area #18 (CSA 18) and other agencies or companies. The CSA service area may eventually be expanded by the Local Agency Formation Commission (LAFCo) to cover the entire village specific plan area.

The CSA will assess individual homeowners for operation, maintenance services and county costs for administration of the CSA. The services initially authorized include only the operation and maintenance of the sewage collection systems and treatment plant. LAFCo, in its inventory of special districts, recommends consideration be given to expansion of services to include all authorized services, such as maintenance of public streets, parks, and street lighting. Maintenance services for common area improvements within the golf course property will be provided by the management association or the homeowners associations of individual development areas (See Table VI-A for a summary of responsibilities for the various services and utilities).

A. WATER SUPPLY AND SERVICE

1. Water Supply

Water supply for the village planning area is provided from groundwater sources underlying the Edna Valley. The EIR indicates that adequate service will be available to meet the needs of existing and proposed new development in the planning area.

2. Water Service

Water service for most of the specific plan area will be provided by California Cities Water Company. The conceptual

water distribution system described in this specific plan shows existing water lines and proposed facilities needed to serve all of the property ownerships within the specific plan area. The distribution system is illustrated conceptually in Figure 10. The basic water system components include:

- a. Two existing wells serving Country Club Estates, two existing wells serving the Rolling Hills area and a possible new well that may be constructed as a part of the golf course development.
- b. An additional water supply storage tank, from 200,000 to 400,000 gallons, to provide a total capacity in excess of 500,000 gallons with pumps, valves and related equipment.
- c. Water supply lines from the wells to the storage tanks, with loops and interconnections between the existing Country Club Estates, Rolling Hills and golf course project systems.
- d. Water distribution lines to proposed new development areas.

The basic components of the water system will be provided during various phases of the development. The conceptual system design in this plan provides general parameters for each phase of the water distribution system. The public water system operated by California Cities Water Company will provide the needed water and capacity to serve the village. Individual components will be designed and constructed according to county and Public Utility Commission standards.

Individual wells will be permitted in the village only when distance becomes a prohibitive economic factor in extending central water facilities from existing supply lines. Wells will be monitored on an annual basis during the dry season to assure an adequate quantity and quality of domestic water supplies.

B. SEWAGE DISPOSAL AND COLLECTION SYSTEMS

1. Sewage Disposal

Sewage treatment and disposal for the sewer project proposed for County Service Area 18 will occur within the specific plan area on the golf course property and on the property granted to the County by the developer. The method of treatment and disposal will provide treated effluent of a quality which can be utilized for golf course irrigation (see Figure 11 for the schematic sewer system). A permanent right for disposal of effluent on the golf course property in the designated disposal areas will be granted to the county.

2. Sewage Collection, Treatment and Disposal Service

The community sewer system for the specific plan area will be designed with capacity to serve all individual ownerships within the existing boundary of CSA 18. The collection system is conceptually illustrated in Figure 11. Basic system components include:

- a. Sewage collection lines, access manholes and pumping stations where necessary.
- b. Treatment facility.
- c. Pumps, valves and lines as necessary for disposal by irrigation.

A large portion of the initial sewer treatment plant capacity and line construction will serve the existing development in the Country Club Estates area. The collection system will be constructed by funding from a Federal Clear Water Grant, already awarded to the county, and bond funds previously approved by the voters within CSA 18. Areas outside the existing boundary of

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CSA 18 shall either be annexed to the District as development occurs and be responsible for expansion of plant and disposal capacity; or new development shall provide alternate sewage disposal to be approved by the State Regional Water Quality Control Board and the County Health Department (Amended 1988, Resolution 88-49).

The community sewer treatment and disposal system will be designed for phased expansion to correspond to the stages of new residential development within CSA 18. These facilities will provide for effluent quality in accordance with Regional Water Quality Control Board waste discharge standards. The treatment and disposal facilities will be constructed by the developer of the golf course project. As the need for sewage facilities occurs outside of the existing CSA 18 boundary, the district could be expanded to include those areas of the village. The developers or users would be responsible for the costs of plant and disposal capacity expansion (Amended 1988, Resolution 88-49).

The basic components of the collection, treatment and disposal systems will be constructed during Phase I development in conjunction with the grant funded portion (the collection system) to serve the existing development. The conceptual sewer system design (Figure 11) provides general parameters for each phase of the system. Individual components will be designed and constructed according to county standards.

Operation and maintenance of the entire sewer system, exclusive of portions needed for irrigation disposal will be by County Service Area 18. Funding for operation, maintenance and administration costs will be obtained through assessments and/or service charges.

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A permanent right for disposal of effluent on the golf course, or other suitable areas within the specific plan area boundary, will be granted to the county. Treatment will be accomplished by the county service area under a set of waste discharge requirements, with actual disposal and irrigation performed by the owners of the golf course under separate waste discharge requirements. The county service area will deliver the treated, but unblended effluent, to a storage location approved by the County Engineer. Any further treatment or blending of the effluent desired by the golf course owners shall be their sole responsibility.

If it becomes necessary in the future because of changes in waste discharge requirements occasioned by changes in the use of the golf course or because of changes in the quality of water desired by the golf course for irrigation purposes, the golf course owners will be responsible for further upgraded treatment to ensure that the effluent is acceptable for disposal on the golf course. If at any time there are imposed changes in the waste discharge requirements for public health reasons not occasioned by the mismanagement by the golf course owners of the blending, disposal and/or irrigation system, the county shall be responsible for meeting the changed requirements, but in so doing the county may elect to utilize another disposal area or method and shall have the option to cease delivery of treated effluent to the golf course. In the event the county determines that use of another method or location of discharge is necessary, the selection and implementation of such alternatives shall be through formal amendment of this plan, including environmental review of the proposed changes and required public hearings.

A formal agreement between the county service area, the developer and the golf course will be necessary to finalize these arrangements.

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C. OTHER UTILITY SYSTEMS

All new utilities shall be installed underground.

1. Telephone Service will be provided by Pacific Telephone Company.
2. Gas Service will be provided by Southern California Gas Company.
3. Electrical Service will be provided by Pacific Gas and Electric Company.
4. Cable Television Service will be provided by Sonic Cable TV.

D. OTHER SERVICES AND FACILITIES

1. Solid Waste Disposal

Solid waste disposal (garbage) service will be provided by the San Luis Garbage Company. The company is currently serving the village with disposal at the Cold Canyon dump site on Highway 227 to the southeast. This site will accommodate projected solid waste disposal needs for the area for the next 25 years.

2. Fire Protection

Fire protection will be provided by the California Department of Forestry station at San Luis Obispo County Airport, with an anticipated response time to the area of three minutes. Fire hydrants will be located according to California Department of Forestry standards, as part of the water system and will be constructed according to county engineering and Public Utility Commission standards.

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3. Police Protection

Police protection will be provided by the county Sheriffs Department from the headquarters west of the city of San Luis Obispo. The project area is on the current Sheriff's patrol route.

4. Schools

Students from the village attend schools in the San Luis Coastal Unified School District. Students would attend Los Ranchos Elementary School in the village and Laguna Junior High and San Luis Obispo Senior High School within the city of San Luis Obispo.

E. MAINTENANCE OF FACILITIES AND SERVICES

Central water supply systems of the California Cities Water Company will be maintained by that company in accordance with state standards and regulations. Central sewage treatment and collection facilities within County Service Area #18 will be maintained by the county, with all costs paid by its customers. All drainage facilities will be maintained to county standards by those who benefit. Public roads will be maintained by the county. Private roads, pedestrian, golf cart, bicycle and equestrian trails will be maintained to county standards by property owners or homeowners associations. As subdivisions, parcel maps and other developments are reviewed by the county, agreements shall be provided to the county to assure adequate long-term maintenance of private facilities and services (see Chapter VIII, "Plan Implementation", concerning maintenance of common private facilities).

See Table VI-A for a summary of responsibilities for various services and facilities.

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TABLE VI-A
SERVICES AND FACILITIES

Service Facility	Serving Agency	Initiator	Agency Responsible for Maintenance & Operation	Funds for Maintenance & Operation	Notes
Police Protection	San Luis Obispo Co.	SLO Co.	SLO Co.	County taxes	On call service; regular patrols
Fire Protection	Calif. Dept. of Forestry (CDF) Airport Station	SLO Co. district	Calif Dept. of Forestry	State & local taxes	On call service.
Schools	San Luis Coastal Unified School Dist.	SLO Co. and local school district	Local school district	State and local taxes and other subventions	
Water	California Cities Water Company	Owner	Private vender	User	
Sewer	County Service Area #18	SLO CO.	Public agency	User	
Gas	Southern Calif. Gas Co.	User	Private vender	User	
Electricity Electric Co.	Pacific Gas and	Owner/PG&E	PG&E	User	Owner pays PG&E or contractor for service line. Instal- lation rates set by P.U.C.

TABLE VI-A
SERVICES AND FACILITIES

Service Facility	Serving Agency	Initiator	Agency Responsible for Maintenance & Operation	Funds for Maintenance & Operation	Notes
Telephone	Pacific Telephone	Owner/private distributors	Private vendor	User	Owner pays private distributors or contractor for service lines. Installation rates set by P.U.C.
Cable TV	Sonic Cable TV	Owner	Private vendor	User	
Solid waste col- lection	San Luis Garbage Co.	Owner	Private vendor	User	
Public streets	SLO. Co.	SLO Co.	SLO Co.	Gas tax revenues	Landscape improv- ments of detached walkways, or paths which extend into right-of-way, not maintained by the county.
Private streets, equestrian trails and pedestrian golf cart paths	Homeowner associa- tion(s) or private individuals or groups	Owner	Homeowner association(s) or private individuals or groups	Residents and facility oper- ators	

TABLE VI-A
SERVICES AND FACILITIES

Service Facility	Serving Agency	Initiator	Agency Responsible for Maintenance & Operation	Funds for Maintenance & Operation	Notes
Golf course & related facilities	Owner/concessionaire	Owner	Concessionaire	Members	
Other public services (courts assessor, bldg. dept., etc.)	SLO Co., State and Federal governments	Respective agencies gen- eral funds	Government Agency	Agency general fund; local, state & federal taxes	

VII. PHASING PLAN

Los Ranchos/Edna Village

SPECIFIC PLAN

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VII. PHASING PLAN

A. INTRODUCTION AND PHASING MANAGEMENT

This chapter prescribes the sequence and procedure for the development of the Los Ranchos-Edna Village Planning Area. The objectives of the phasing plan are to:

- Ensure orderly development.
- Meet county general plan objectives.
- Ensure that each phase includes all public improvements necessary for the level of new development proposed.
- Ensure that areas, which are dependent on improvements in another area, have access to necessary improvements for an adequate level of service.

To achieve these objectives, specific plan implementation will occur in phases, as shown on Figure 9. As the largest increment of new residential development within the village, the golf course project phasing is most critical since certain improvements built with this project are necessary to meet the needs of the entire village. Consequently, the phasing plan is divided into two categories: the golf course property and the development of other properties.

The standards for land use and supportive or protective improvements (i.e., streets, utilities, parks, buffers, etc.), as well as assigned responsibilities for their installation, ownership and maintenance, are detailed in other chapters of this plan. This chapter and the Phasing Plan (Figure 9) identify the improvements to be completed with each phase of residential development and prescribe the procedures and criteria to be used.

Since the Los Ranchos-Edna Village Specific Plan area involves multiple land ownerships, the phased development of the village could be impeded if an individual owner were not willing or able to develop

at the prescribed time. Consequently, phasing of the residential development within the non-golf course portion of the Specific Plan Area will be in five phases, to allow more flexibility.

It is the intent of the specific plan for development to occur sequentially; however, the multiple ownerships and the preferences and abilities of individual owners may preclude strict adherence to the numerical sequence depicted in this plan. Therefore, the key to logical development of the specific plan area is to ensure timely provision of all infrastructure improvements (streets, water, sewer, etc.) necessary so each phase is properly supported.

B. PHASING OF GOLF COURSE DEVELOPMENT

The developers of the golf course project propose four phases, as shown on Figure 9.

1. Phase 1. The first phase of development is the most important because it involves construction of off-site and on-site improvements needed by other properties in the village. Therefore, Phase I shall include the following improvements as conditions of approval for subsequent tentative subdivision maps of the golf course development:

- a. Construct the first stage of the sewage treatment plant and effluent disposal system to county and state standards. The land area and the capacity of the initial plant and effluent disposal shall be sufficient to serve the CSA 18 Sewer Grant Project. The land area of these facilities shall be capable of accommodating facilities to serve the area within the existing boundaries of CSA 18.

- b. CSA 18 will construct sewage collection lines along Country Club Drive and Los Ranchos Road, sized to accommodate the sewage generated by existing development within 1983 CSA 18.
- c. Provide an offer to dedicate a utility easement through the golf course property in order to permit the construction of a sewage collection line from Rolling Hills to the sewage treatment plant.
- d. Construct Country Club Drive improvements from Lewis Lane to Los Ranchos Road (per Figure 17).
- e. Provide traffic improvements at the intersection of Los Ranchos Road and Country Club Drive, the main entrance to the golf course development area, and at State Highway 227, as required by the county (See Chapter IV, "Circulation", for detailed discussion).
- f. Provide a continuous bikeway, separate from Los Ranchos Road along the south side of Los Ranchos Road between State Highway 227 and Country Club Drive (See Figure 8).
- g. Construct all on-site portions of utilities and street improvements needed to serve Phase I. Utilities shall be sized to accommodate extensions to future project phases.
- h. Construct golf cart and pedestrian paths to serve Phase I.
- i. Screen and landscape the water storage tank site in a manner similar to Figure 26.
- j. Landscape the entire south right-of-way of Los Ranchos Road and permanent open space areas (other than the golf course) within the Phase I area.

- k. Construct the intersection of the collector entrance street, serving the golf course development, with Los Ranchos Road as indicated on Figure 21.
 - l. Based on input from school district representatives, provide appropriate public recreation amenities on the school property. Such amenities may include benches, barbeque facilities, lighting and minor playfield improvements to facilitate public use after school hours.
 - m. Construct additional water storage reservoir(s) as needed to provide adequate fire prevention flows and domestic supplies.
 - n. Construct an emergency access route (per Figure 22) from Cluster 1G on the golf course property to Machado Lane along the existing right-of-way.
 - o. Provide two waterline connections with Rolling Hills, one along the emergency access to connect to Hacienda Avenue and the other at the east end of Caballeros Avenue.
 - p. Construct and landscape the lower storm water detention pond.
 - q. Dedicate an equestrian trail easement (per Figure 8).
2. Phase 2 shall require the following improvements:
- a. Construct all on-site portions of utility and street improvements needed to serve Phase 2. Sizing of the utility lines shall be adequate to accommodate subsequent phases of development.

- b. Construct golf cart and pedestrian paths needed to serve Phase 2.
 - c. Landscape all permanent open space areas (other than the golf course) within the Phase 2 area.
 - d. Add additional sewage treatment and disposal capacity sufficient to serve Phases II, III and IV.
 - e. Construct emergency access between Clusters 2J - 2I and Country Club Drive (per Figure 22).
 - f. Construct and landscape the upper storm water detention pond.
3. Phase 3 shall require the following improvements:
- a. Provide all on-site utility and street improvements required to serve Phase 3.
 - b. Construct golf cart and pedestrian paths needed to serve Phase 3.
 - c. Landscape all permanent open space (other than the golf course) within the Phase 3 area.
 - d. Construct an emergency access connection between the upper end of the main golf course project collector and Country Club Drive near White Oak Lane.

C. PHASING OF OTHER DEVELOPMENT

Development within the remainder of the village area will be conducted in five phases. As stated previously, because of the large number of multiple ownerships involved and different land use standards that apply, the phasing plan is less detailed and more general in scope. Since multiple ownerships could lead to problems in implementation of strict phased development in the event a property owner were not willing or able to develop at a prescribed time, proposed individual projects should satisfy the following objectives:

1. Undeveloped land closest to the golf course project site should be developed first to take advantage of the village-oriented infrastructure improvements provided by prior development of the golf course project. By connecting to such infrastructure and extending it, new development of vacant lands contiguous in the golf course area can enable more distant areas within the village to also connect to necessary facilities in a more orderly, staged fashion.
2. Lands that cannot take advantage of village-oriented infrastructure provided by golf course development should be considered for development only if the proposals assure continuity in the expansion of central water and sewage collection and disposal systems; road improvements; and the village design theme.

The following is a brief description of the non-golf course portions of the phasing plan (see Figure 8).

Phase 1 should include the sewer connection of the existing homes in CSA 18 Tentative Tracts 906 and 1013; Los Ranchos Elementary School; the remaining parcels between Los Ranchos Road and Edna Road and the

Southern Pacific Railroad; the four parcels in CO 76-221; and Parcel 3 of CO 74-59.

Phase 2 should include Parcels 1 and 2 of CO 74-59, the Lee and Serpa ownerships, and Lot 4 of Tract 486, Unit 4.

Phase 3 should include the Rose, Brazil and Machado ownerships (Assessor Parcel Numbers 44-082-01, 10, 11, 12, 13, and 15). This is generally the undeveloped portion of the Rolling Hills area. This development must be sewerred, or appropriate alternate methods of sewage disposal must be approved by the County Health Department, and State Regional Water Quality Control Board. Clustering and provision of open space should be considered. This phase should also include the sewerred of any existing lots along Hacienda Avenue or Crestmont Drive, if sewerred is provided for the above-mentioned developments in Phase III (Amended 1988, Resolution 88-49).

Phase 4 should include the remaining properties between the Rose and Brazil properties and Crestmont Drive. This phase may include sewer service for the Rolling Hills development based upon the opinion of the county Health Department and the State Water Quality Control Board, and the availability of funding.

Phase 5 should include provision of water and sewer service to the strip lying between Edna Road (State Highway 227) and the Southern Pacific Railroad. A sewer lift station and force main may be required for adequate service.

VIII. PLAN IMPLEMENTATION

Los Ranchos/Edna Village

SPECIFIC PLAN

VIII. PLAN IMPLEMENTATION

This chapter describes the procedural requirements for adoption and implementation of this plan and determines how the plan will be interpreted. The requirements for consistency with the county general plan and consistency of future development and subdivision within the Los Ranchos-Edna Village Area are also described.

A. SUMMARY OF PROCEDURAL REQUIREMENTS

1. Implementation of the adopted Specific Plan

Development of the Los Ranchos-Edna Area will be guided by this specific plan, as well as the Land Use Element, Land Use Ordinance, subdivision regulations and engineering standards of San Luis Obispo County. Where this plan does not include a standard or provision covering a particular topic, other applicable provisions of county land use and development regulations will apply.

In compliance with the provisions of the Land Use Element, Development Plan approval is required for each project phase of the Country Club development showing the details of proposed siting, grading, structure locations and circulation within each phase and connection to the overall circulation and utility systems. (Amended 1988, Resolution 88-49).

2. Relationship of the Specific Plan to Underlying Property Ownerships

This specific plan applies to all lands within the primary planning area Village Reserve Line (VRL) as shown in

Figure 2. The specific plan will affect proposed development projects in a way similar to the Land Use Element. All subsequent development proposals and subdivision applications within the primary planning area boundary must be consistent with the adopted specific plan (Government Code Section 66474(b)).

3. Consistency of Subdivision of Land with this Plan

County subdivision regulations (Title 21, Real Property Division) will control how land is further divided within the Los-Ranchos-Edna Village Area. Other provisions of the specific plan such as those prescribed in the Phasing Plan, will also apply.

Further division of land in the Los Ranchos-Edna Village Area must be consistent with:

- a. The county's subdivision and land use regulations.
- b. The phasing chapter of this specific plan.
- c. Other provisions of this plan affecting the division of land, including the Village Plan (Figure 7) and the Circulation Plan (Figure 8).
- d. The Planning Director will determine whether a subdivision map submitted to the county is consistent with the specific plan for purposes of accepting the application for processing as set forth in the Land Use Ordinance Section 22.01.032.

B. ENVIRONMENTAL REVIEW

Except as otherwise provided by law, the following policies will determine how development projects proposed under this specific plan will be affected by the environmental review process required by the California Environmental Quality Act.

In compliance with provisions of Government Code 65453, further environmental study will not be required for residential projects determined to be in conformity with this plan, including development plans and subdivision maps, unless the Board of Supervisors finds that:

1. Substantial changes have been proposed in the project which require major revisions to the specific plan environmental impact report.
2. Substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require major revisions to the environmental impact report.
3. New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

If any such findings are made, a supplemental environmental impact report may be required.

Proposed projects within the secondary planning areas are not covered by the above exemption and will require normal environmental review for justification.

All uses proposed under this specific plan other than residential uses will be subject to normal environmental review (initial study followed by a negative declaration or an environmental impact report).

C. INTERPRETING AND AMENDING THE SPECIFIC PLAN

Although information contained within this specific plan is fairly detailed, there will inevitably be questions regarding the interpretation of various provisions. Also, when development plan and subdivision applications are proposed within the Los Ranchos-Edna

Village Area, it is possible that some changes to the plan will be requested. The purpose of this section is to describe how questions about the plan and proposed changes will be resolved.

1. Responsibility for Interpretation of the Specific Plan

The county Planning Director is responsible for interpreting the provisions of this plan. Any determination by Planning Director may be appealed according to Section 22.01.042 of the Land Use Ordinance.

2. Proposed Amendments to the Plan

Any person, the Planning Commission or member of the Board of Supervisors, may request an amendment to the specific plan. The application for amendments shall be in the form of a letter explaining the proposal and the reasons for the proposed change. The proposal will then be reviewed through public hearings before the Planning Commission and Board of Supervisors as provided in Sections 65500 et seq. of the California Government Code. Any subsequent request to amend the Land Use Element to expand the village reserve line must also be accompanied by a request to amend this specific plan. In the secondary planning areas an amendment request must also demonstrate how it meets or intends to meet the standards needed for its inclusion.

D. COMMON AREA AND FACILITIES MANAGEMENT AND MAINTENANCE - GOLF COURSE PROJECT

In order to provide management of commonly-owned land and facilities within the golf course property (i.e., equestrian trail, bike paths, private streets, landscape medians, open space areas, etc.), two distinct types of management groups may be created: 1) an overall

management association; and 2) homeowners associations for individual residential projects within the developable areas. Both of these associations will be created by the developer of Phase I. As new homeowners occupy the projects within the golf course project area, they will gradually assume control of the associations. The creation of these associations and the formula for their gradual takeover by new home buyers will be defined in the CC&R's and the associations' by-laws as part of the final subdivision procedure.

The CC&R's and by-laws of both associations will establish a hierarchical arrangement whereby the management association will have the right to provide services and maintenance to the area controlled by an individual homeowners association if that association does not fulfill its obligations as expressed by its by-laws. Therefore, the management association shall have the right to assess the members of individual homeowners association.

The management association shall be responsible for management and maintenance of all common improvements outside of the precise boundaries of individual residential projects. The management association will be composed of representatives from each of the golf course residential projects. A description of the basic organizational structure and voting procedure for this association shall be submitted as part of the Phase I development plan application. Until the start of active operation of this association, the responsibility for management and maintenance of facilities outside the boundaries of residential developments shall be the responsibility of the developer(s).

Another continuing function of the management association will be architectural design review of new structures and alterations to existing structures within the golf course project area. The management association will assume these duties after the completion of Phase IV of the golf course project portion of the specific plan. During implementation of the specific plan, the developer of Phase I

will appoint an architectural review committee. The committee shall consist of three members, as follows: one member representing the developer of Phase 1, the architect for Phase I, and one representative of the Country Club Board of Trustees.

Design review and approval by this committee shall be required prior to the approval of plans by the county of San Luis Obispo. Developers within the golf course project area will be required to present a letter to the county of San Luis Obispo prior to approval of their plans indicating that the Architectural Review Committee has approved the plans as submitted to the county.

Individual homeowners associations may be created for each residential project within the golf course project. These homeowners associations shall be responsible for management and maintenance of all commonly owned improvements within the precise boundary of the residential project (these boundaries shall be defined as a part of development plan submittals). Each of these homeowners associations shall have a representative in the management association.

In addition to the architectural review committee of the management association, developments within the golf course project area will be subject to the conditions required in CC&R's. The CC&R's will be reviewed and adopted with the first phase, with each additional phase to be added as developed. The CC&R's shall contain guidelines which describe conditions and restrictions pertaining to modifications of the structures and improvements within the golf course project area. The CC&R's will typically regulate such features as exterior colors, signing, types of fencing, types of lighting, building materials and type and amount of landscaping. Enforcement of the CC&R's will be accomplished by the management association or homeowners associations for individual residential projects.

E. COMMON AREA AND FACILITIES MANAGEMENT AND MAINTENANCE FOR OTHER
VILLAGE AREAS

As other areas of the village develop that propose commonly-owned land and facilities, the developer shall create a homeowners association to oversee the maintenance of such facilities. The creation of these associations and the formula for their gradual takeover by new home buyers will be defined in CC&R's and association by-laws and is to be a part of the final subdivision procedure.

Architectural Review Committees shall also be established by the developer of each tract containing five or more lots. The purpose of such committees is to emphasize design solutions that will integrate each project into the village by utilizing the design standards contained in this specific plan to the maximum extent possible. The committee shall consist of three members, including: the developer, his/her architect or an outside architect, and the owner (if not the developer) or public member residing within the village area.

Developments within the specific plan area are subject to conditions required in their CC&R's. The proposed CC&R's are to be included with the development plan or tentative tract application for each development.

IX. SUMMARY OF DEVELOPMENT STANDARDS

Los Ranchos/Edna Village

SPECIFIC PLAN

IX. SUMMARY OF DEVELOPMENT STANDARDS

This chapter is a summary of all the development standards found in each of the preceding chapters of this Specific Plan. After adoption of this plan all future applications for development shall be reviewed for conformance to these standards.

The reader should refer to the chapters noted in order to place these standards in their proper context. Table III-A (Specific Plan Land Use Chart) should also be reviewed for applicable special standards contained in the Land Use Ordinance.

A. CIRCULATION STANDARDS (CHAPTER IV)

1. Los Ranchos Road (Phases I and II)

- a. Construct Los Ranchos Road from Edna Road to Country Club Drive, per Figure 16 in Specific Plan (excluding the Tract 1013 frontage).
- b. Right-of-way width of 72 feet minimum.
- c. 55 MPH design speed.
- d. Provide free right turn lane at the intersection of Country Club Drive, design to the approval of County Engineering.
- e. Provide right turn lane on Edna Road (Highway 227) for south bound traffic turning onto Los Ranchos Road.
- f. Construct the intersection with the school drive and entry road (including school drive reconstruction) per plan (Figure 21).
- g. Street lighting fixtures per standard street lights (Figure 28).
- h. Install the traffic signal at the Los Ranchos Road intersection with Edna Road (State Highway 227) when the traffic through this intersection satisfy or will satisfies the signal warrants.

2. Country Club Drive (Phase I)
 - a. Construct Country Club Drive from one lot south of Lewis Lane to Los Ranchos Road with a divided boulevard per cross section, Figure 17.
 - b. Median crossing at intervals and locations approved by County Engineering.
 - c. Right-of-way width of 76 feet (min).
 - d. 30 MPH design speed.
 - e. Street lighting fixtures per standard street light (Figure 28).
3. Crestmont Drive (Phase III and IV)
 - a. Improve with an 8-foot separate bike lane along the north side and a separate equestrian trail along the south side.
 - b. 45 MPH design speed.
 - c. Street lighting fixtures per standard street lights (Figure 28).
4. Biddle Ranch Road - Between Edna Road and Los Ranchos Road (When Secured by the County)
 - a. Reconstruct and improve Biddle Ranch Road from Edna Road to Los Ranchos Road to a county A-4 suburban collector street standard with signalized railroad warning crossing.
 - b. 55 MPH design speed.
 - c. Ultimate right-of-way 60 feet.
 - d. Street lighting fixtures per standard street light (Figure 28).
5. Golf Course Project Entrance Collector Road (Phases I, II and III)
 - a. Construct the main entry road to street section (Figure 18).
 - b. Right-of-way width 60 feet undivided, 80 feet divided.
 - c. 30 MPH design speed.
 - d. Street lighting fixtures per standard street light (Figure 28).

- e. Phase I. (1) Construct the main road with divided median from Los Ranchos Road to clusters H and K (Figure 14). (2) construct the main road nondivided from cluster H & K to cluster E.
 - f. Phase II. (1) Construct non divided per Figure 18 from cluster E to cluster C.
 - g. Phase III. (1) Construct non divided per Figure 18 from cluster C to cluster A.
6. Local Golf Course Project Streets (Phases I, II, III and IV)
- a. Construct per street section (Figure 19).
 - b. Design speed 25 MPH.
 - c. R.O.W. width 50 feet.
 - d. Street lighting fixtures per figure 28, setback four feet from edge of paving.
7. Local Public Street (All Phases)
- a. Paving width and cross sections per:
 - (1) County A-5 suburban road section (residential suburban areas).
 - (2) County A-5 road section (residential single family and clustered residential areas).
 - b. Design speed 25-30 MPH.
 - c. 50 foot of R.O.W.
 - d. Street lighting fixtures per Figure 28.
8. Empire Street, Depot Avenue and Acre Avenue (Phase V)
- a. Construct per an A-5 local urban street section.
 - b. Design speed 25 MPH.
 - c. Street lighting fixtures per Figure 28.
 - d. Required minimum paving with all new residential construction is a 20 feet wide paved section across the property frontage and out to Maxwellton Street. Subsequent development on the opposite side of the road is to complete the remaining 16 feet of improvement. This requirement is

to be completed prior to issuance of a certificate of occupancy.

9. Bicycle Paths

Eight feet wide, path separated from the road, paved with asphalt approved by County Engineering.

- a. Along the west side of Crestmont Drive from Hacienda Avenue to Edna Road.
- b. Along the south side of Los Ranchos Road from Edna Road to Country Club Drive.

10. Sidewalk Locations

- a. Golf course project entrance road (collector two 6-foot sidewalk detached from Los Ranchos Road to cluster F.
- b. Golf course project local streets 4-foot detached sidewalk each side of side of street adjacent to homes.
- c. On other streets, sidewalks are to be constructed per standard county road section unless a special specific plan road cross section governs.
- d. Golf course project collector road one 6-foot sidewalk detached cluster F to cluster A.

11. Golf Cart Paths Country Club Area (Optional)

Crossing at streets designed and constructed per Figure 20 and constructed concurrent with street improvements.

12. Equestrian Trails

- a. Located as shown diagrammatically on Figure 8 to be constructed per Figure 23.
- b. Minimum 10 feet wide. Separate from adjacent roadways by at least 10 feet.
- c. Separated from adjacent residences by at least 20 feet (with a 3 to 6 foot high fence).
- d. Surfacing to be fine gravel or decomposed granite.

- e. The trail along the west and south boundary to connect Rolling Hills to Country Club Drive shall be provided in the following manner and with the following conditions:
 - (1) A ten foot continuous easement be offered to the public for equestrian trail along the above alignment, to be shown on the subdivision map.
 - (2) That the interior fence separating the trail alignment from the golf course per Figure 17 be installed.
 - (3) However, that no trail surfacing or use of the easement shall occur until an organized group such as the Rolling Hills Homeowner Association, other village or equestrian groups develop a plan of use. That plan must be approved by the Planning Commission through the Development Plan process and shall assure protection of the course greens, tees and fairways from horses, and the acceptance of liability for cases where a horse or rider may be hit by a golf ball.
 - (4) The Equestrian trail construction shall be the responsibility of the golf course property development if an organized program, is approved by the Planning Commission through the Development Plan review process prior to approval of Phase IV of the golf course development.
- f. The provision for equestrian trails shall be required in all residential rural and suburban areas as subdivided.

13. Emergency Access Roads

- a. Construct all-weather access roads, per Figure 22.
- b. Minimum right-of-way dedication of 50 feet for emergency access roads in Phase I and II.
- c. Location per Figure 8 circulation plan.

B. DESIGN STANDARDS (CHAPTER V)

1. Resource Conservation

a. Groundwater Resources

- (1) All new water services are to be metered.
- (2) Water conserving fixtures shall be installed in all planning area developments.
- (3) An ongoing water monitoring and reporting program will be put in place.
- (4) The recommended water pressure shall be kept at 50 psi or less by means of pressure reducing valves if necessary.
- (5) Water consumption fee should be staged to require higher prices for greater levels of consumption to deter waste.
- (6) Natural landscaping, drought-resistant vegetation and drip irrigation systems are encouraged.
- (7) Reclaimed wastewater to be used for irrigation or ground water recharge.

b. Vegetation Resources

- (1) Natural vegetation will be utilized wherever possible.
- (2) Special requirements within the San Miguelito Hills sensitive resource area to protect the coastal live oak/chaparral covered areas on these steeper slopes.

c. Visual Resources

- (1) San Miguelito Hills Scenic Backdrop. The present planning area standards for development in this sensitive resource area are as follows:
 - (a) Permit Requirement. Site Plan approval is required for residential development and access road construction proposed in the SRA applied to the San Miguelito Hills, subject to the standards

of Sections 22.07.164 through 166 of the Land Use Ordinance.

- (b) Application Content. Site Plan applications must include a grading plan, architectural elevations and a development statement indicating alternative building locations and design measures to minimize the visual impact of the project.
 - (c) Location Criteria. Locate all new developments so that no new structure extends above the highest horizon line of knolls, hilltops and ridgelines such that the structure is silhouetted against the sky when viewed from collector or arterial roads.
 - (d) Location Criteria-Sloping Sites. New building sites are limited to locations where site slopes are less than 30%.
 - (e) Open Space Preservation. Approval of an application for land division, Site Plan or Development Plan is contingent upon the applicant executing an agreement with the county to maintain portions of the site not intended for development, in open space use. Developer shall provide a guarantee of open space preservation.
- (2) Cedar (Cypress) Windrows. Subsequent Development Plan approval shall require their owners to maintain these trees so long as they remain in a healthy condition. The design of Country Club Drive widening shall be prepared with the objective of saving both rows of trees. The developer of the property shall also replant all gaps in these windrows along Country Club Drive and south side of Los Ranchos Road as a part of required landscaping plans.
- (3) Golf Course Fairways. The fairways will be retained in permanent open space with maintenance by the

Country Club.

- (4) Retain the Rural Character. Require site plan approval of any home constructed between Los Ranchos Road and Highway 227 to assure compatibility with the Roselip home and the rural surroundings of the village.

2. Land Planning

a. Special Setbacks and Screening

- (1) Los Ranchos Road Setback. No residence shall be constructed on the golf course property within 100 feet of the south right-of-way line of Los Ranchos Road.
- (2) Golf Course Drive. Provide a 12-foot side setback for new homes along Country Club Drive.
- (3) Golf Course Project Street Setbacks. No building or accessory structure shall be allowed within 25 feet of the right-of-way of the private internal roads within the golf course project area. Along streets with no right-of-way dedications no structure shall be located within 25 feet of the edge of the pavement.
- (4) Davenport Creek Setbacks. To protect riparian vegetation along the stream channel, a 50-foot setback from the creek flow line is established for all development along Davenport Creek.
- (5) Water Storage Tank Screening. The existing and proposed new water storage tanks will be screened with fencing and landscaping (see Figure 25 and 26).
- (6) Maintenance Facility Screening. As shown schematically in Figure 27, the golf course maintenance facility will be screened with fencing and landscaping. Because of its highly visual existing location, heavy screening, buffering will be required.
- (7) Sewage Treatment Plant Screening. No matter which alternative plant site is chosen, it should be

screened by a wall or fence at least six feet in height and be landscaped. In the event odors develop within the treatment site, tall trees should be included in the landscaped screening to inhibit air flow. If site 5 is chosen, heavier screening and landscaping should be used.

b. Earthwork and Grading

- (1) The edges of all grading work shall be rolled and contoured to present a natural appearance, blend with adjacent natural grades and avoid prismatic forms.
- (2) All cut and fill slope areas shall be protected from erosion by vegetation as soon as possible after completion of grading.
- (3) Permanent landscaping for all cut or fill slopes in each phase shall be installed prior to construction of any subsequent phase.
- (4) Slopes to be maintained as common areas will be landscaped and irrigated as necessary. Slopes which are to be landscaped later by individual owners will be seeded with temporary grass cover to prevent erosion.
- (5) Privately-maintained slopes shall not be constructed steeper than 2:1. Slopes in excess of 2:1 will be constructed only in areas having professional maintenance care, in which case the slopes will not exceed 1-1/2:1.
- (6) Construction operations which disturb soil structure shall not be permitted during rain or when soil has not dried after a rain to the point where a muddy condition no longer exists.
- (7) Disturbed topsoil shall be stockpiled wherever feasible for later application as the finished surface of slopes; recontoured slopes and other open space areas are to be planted with low water-consuming native plants and grasses, except where special

ornamental effects are desired as features of project development.

- (8) Any golf course redesign shall reflect as nearly as possible an integration of the course with existing contours and landscaping. Landscaping shall include new trees and shrubs in a manner that is harmonious with any adjacent vegetation. Grading and landscaping shall be constructed in a manner that minimizes erosion.
- (9) Lot layout and building placement in clustered residential areas shall take advantage of natural contours to minimize requirements for cut and fill while taking into consideration the need for primary north-south house orientation for energy conservation, regardless of the orientation of the lot.
- (10) Where practical all streets and roads will be designed to keep grading to a minimum.

c. Drainage and Erosion Control

- (1) All concentrated water runoff from streets, driveways, roofs and other large areas of impervious surface will be channeled through non-erosive devices, such as pipes, concrete swales or other non-erosive channels to the detention basins or ponds planned on the site.
- (2) Where individual lots will be graded, provisions will be made for positive drainage flow to the streets and away from structures. If this is not feasible because of grades, provision will be made to retain and dispose of all runoff on site by use of retention basins, dry wells or other means. Drainage to non-erosive drainage transmission or percolation swales located in common open space areas is acceptable.
- (3) All structures with an excess of 200 square feet of roof area will be equipped with gutters and downspouts

with pipelines or non-erosive swales to the street or to approved drainage areas. If this is not feasible because of grades, roof, driveway and patio runoff can be disposed of in a dry well constructed for that purpose or other suitable points of discharge (see drainage control concepts Figure 29).

- (4) Surface water drainage shall be detained on-site to prevent flooding, as required by the County Engineer.

d. Other Standards

- (1) Housing within the clustered residential areas is to be clustered as much as feasible to retain the existing open space character of the property. Residential design in these areas shall be oriented so that open space is directly accessible from most housing sites to the tract's common open space lots. Clustered housing is also encouraged in other areas of the village on properties planned for residential use.
- (2) Individual sites for condominiums within the golf course property may be as small as 2,500 square feet, provided that permanent open space is assured and that the housing units exhibit quality in design and spatial arrangement.
- (3) Permanent open space corridors shall be provided within the golf course development in addition to those which form the golf course fairways and related areas which are essential to course play. These corridors shall be maintained by management association.
- (4) Airport Hazards. The four northernmost parcels located between the Southern Pacific Railroad and Edna Road cannot be further subdivided because of their location in the Airport Land Use Zone 3, "Under Approach and Climbout Extensions".
- (5) Intersection Protection. Because of a series of smaller parcels located near the intersection of Los

Ranchos Road and Edna Road (State Highway 227), shared driveways will be required where practical, with their locations as far from the intersection as possible.

- (6) Cluster Design. Because of the double frontage situation that could occur with the development of cluster E, using standard lot design practices (and added impact on adjacent Residential Suburban lot), this area should be developed with attached cluster housing with berming and landscaped screening to avoid adverse impacts.

3. Structure Design

a. Aesthetics

- (1) To maintain architectural design continuity throughout the golf course project, a single architectural review committee will be formed and administered through the management association.
- (2) The management association function and responsibility to review all architectural design and site plan for all residential development within the boundaries of the golf course project in accordance with a comprehensive set of recorded Conditions, Covenants and Restrictions (CC&R's) applicable to all lots.
- (3) Similar aesthetic standards will also be made to apply to other properties outside of golf course property boundaries, for all new divisions of more than five lots. See Chapter VIII for further discussion.

b. Energy Conservation

- (1) Each clustered residential area shall be planned so that a minimum of 40% of its dwellings may be positioned in a manner which allows a roof area equal to 20% of the dwelling floor area to be oriented within 30 degrees of south (to provide for installation of solar water heating equipment).

- (2) These residential structures shall be pre-plumbed to facilitate roof mounted solar collectors.
 - (3) Solar heating shall be the required method of heating outdoor swimming pools in excess of 3,000 gallons capacity.
- c. Street Furniture. Street furniture (such as planters, benches, trash containers, kiosks, bollards, and information centers) shall be installed gradually to achieve the unity in design necessary to establish the village character described in Chapter III (see Figure 28). All Development Plans approved within the village shall utilize these street furniture designs.
- d. Noise Control. Any dwelling unit constructed within the 60 dBA noise contour (see Figure 30) shall be constructed to meet the following standards:
- (1) Provide accoustical upgrading of windows, involving increased glazing thickness, use of laminated glazing, or double windows.
 - (2) Provide baffles for vents from attics, bathrooms and kitchens.
 - (3) Provide mechanical ventilation for homes exposed to exterior noise levels at or above 57 dBA CNEL to assure that windows and doors can be closed to maintain interior noise levels within 45 dBA.
- e. Other Standards
- (1) Street Lighting using the schematic design shown in Figure 28, will be utilized throughout the village, contributing to visual continuity and setting a theme for the design of other street furnishings.
 - (2) In order to provide access to handicapped persons, all buildings shall be constructed with doorways to at least 30 inches in width.
 - (3) Housing units constructed opposite from existing residences along Country Club Drive shall not be higher than 20 feet above the center of the southbound traffic lane.

- (4) Development plan approval shall be required for any new use, or exterior remodel of the historic Old Edna Store (former Grange Hall). That Development Plan shall provide for the following: 1) historic preservation and restoration of the Old Store's facade; 2) drainage plan to assure adequate drainage and flood protection from Corral de Piedra Creek; 3) reorganized and paved parking for the store; 4) controlled access to the store parking lot from the three adjacent streets; and 5) appropriate landscaping treatment.

C. STANDARDS FOR SERVICES AND UTILITIES (CHAPTER VI)

1. County Service Area #18

County Service Area #18 will provide the operation and maintenance of the sewage treatment plant and collection systems. The CSA 18 authorized services should be expanded to include street lighting and other services necessitated by this plan.

2. Water Service

- a. Water services for most of the village will be provided by California Cities Water Company.
- b. The basic water system components include:
 - (1) Two existing wells serving Country Club Estates, two existing wells serving the Rolling Hills area and a possible new well that may be constructed as a part of the golf course development.
 - (2) An additional water supply storage tank to bring the storage capacity to approximately 500,000 gallons with pumps, valves and related equipment.
 - (3) Water supply lines from the wells to the storage tank, with loops and two interconnections between the existing Country Club Estates and Rolling Hills systems.

- (4) Water distribution lines to development area.
- c. After Phase I, each succeeding phase will provide on-site improvements and extension of the water distribution system.
- d. Phase IV (other than golf course project). In this phase, California Cities Water Company should provide community water to this area of the village including the acquisition of the small Maxwellton Street (mutual) Water Company (8 services).

3. Sewer Service

- a. The community sewer system is to be designed to serve all development in CSA 18 and new development on the golf course property. New development in the areas outside the boundaries of CSA 18 shall be sewered or shall provide alternate methods of sewage disposal approved by the County Health Department and the State Regional Water Quality Control Board (Amended 1988, Resolution 88-49).
- b. The basic sewer system components (see Figure 11) are to be provided during Phase I development and shall include the following:
 - (1) Sewage collection lines, access manholes and pumping stations where necessary.
 - (2) Treatment facility.
 - (3) Pumps, valves and lines for disposal irrigation system.
- c. The community sewer system is to be built in phases corresponding to the phasing of residential development. These facilities will provide for treated effluent in accordance with Regional Water Quality Control Board waste discharge standards.
- d. A formal agreement between County Service Area #18, the developer and the golf course is necessary to finalize arrangements for sewage collection, treatment and disposal.
- e. As the need for sewerage facilities occurs outside of the existing CSA #18 boundary the district should be expanded

to serve those other areas of the village, or appropriate alternate methods of sewage disposal shall be provided. The developers or users would be responsible for expanding the plant and disposal capacity accordingly, or providing alternate methods of sewage disposal acceptable to County Health and the State Regional Water Quality Control Board (Amended 1988, Resolution 88-49).

4. Other Utility Systems

All new utilities are to be installed underground.

5. Fire Protection

Fire hydrants located according to California Department of Forestry Standards are to be part of the water system and are to be constructed according to county engineering standards.

D. PROJECT PHASING (CHAPTER VII)

1. This specific plan provides for five phases of development for the 405 new residential units allowed consistent with this specific plan.
2. The specific plan allows four phases of development of the golf course property.
 - a. After completion of Phase 1, any two phases in sequence may be constructed at the same time.
 - b. At least 50 percent of the total number of approved dwelling units in each phase must be completed prior to the approval of a development plan for the next phase.
 - c. Approval of a development plan for a partial phase may be granted if all improvements required to assure health and safety of the residents of the new phase are installed or can be installed with construction of the partial phase.

- d. If, after a six-month period from the approval of a phase (or a portion of a phase), an application for the next sequential phase has not been filed and if the Planning Director determines a subsequent phase application would be consistent with the intent of this specific plan then, a development plan application for the next sequential phase may be processed if all improvements required to assure the health and safety of residents of the new phase are installed or can be installed during the new phase.
3. The specific plan allows for five phases of development for the areas of the village other than the golf course property. Because of the large number of owners involved, more flexibility is provided in the phasing of these areas provided the objectives listed on page VII-6 of the plan are complied with.

E. PLAN IMPLEMENTATION (CHAPTER VIII)

1. Each phase of development shall incorporate into its design details of siting, grading, structure locations and circulation to be consistent with the overall circulation and utility systems (Amended 1988, Resolution 88-49).
2. This specific plan applies to all lands within the village boundary (V.R.L.) as shown in Figure 2 within the primary planning area, including sub secondary planning area IV-B and it establishes standards for the other two secondary planning areas. All subsequent development proposals and subdivision applications within the village boundary must be consistent with the adopted specific plan (Government Code Section 66474(b)).
3. Further division of land in the Los Ranchos-Edna village planning area must be consistent with:

- a. The county's subdivision and land use regulations.
- b. The phasing chapter of this specific plan.
- c. Other provisions of this plan affecting the division of land, including the village plan (Figure 7) and Circulation Plan (Figure 8).
- d. The Planning Director will determine whether a subdivision map submitted to the county is consistent with the specific plan for purposes of accepting the application for processing as set forth in the Land Use Ordinance Section 22.01.032.

4. Environmental Review

- a. In compliance with provisions of Government Code 65453, further environmental study will not be required for residential projects determined to be in conformity with this plan, including development plans and subdivision maps, unless the Board of Supervisors makes a finding that:
 - (1) Substantial changes have been proposed in the project which require major revisions to the environmental impact report.
 - (2) Substantial changes have occurred with respect to the circumstances under which the projects is being undertaken which will require major revisions to the environmental impact report.
 - (3) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.
If such a finding is made, a supplemental environmental impact report may be required.
- b. All uses, other than residential, proposed under this specific plan will be subject to normal environmental review (initial study followed by a negative declaration or an environmental impact report).
- c. Proposed projects which fall within the secondary planning areas are not covered by the above exception (a) and will require normal enviromental review to justify.

5. Common Area and Facilities Management and Maintenance
(Golf Course Project Area).

- a. In order to provide management of commonly-owned land and facilities within the golf course property portion of the specific plan area (i.e., bike paths, private streets, landscape medians, open space areas, etc.), two distinct types of management groups may be created: 1) an overall management association; and 2) homeowners associations for individual residential projects within the developable areas. Both of these associations may be created by the developer of Phase I. The creation of these associations and the formula for their gradual takeover by new home buyers will be defined in the CC&R's and the associations by-laws and is to be a part of the final subdivision procedure.
- b. The management association will have the right to provide service and maintenance for an individual association if it does not fulfill its obligations as expressed by its by-laws and the management association shall have the right to assess the members of that individual Homeowners Association accordingly.
- c. The individual homeowners associations may contract with the management association for the maintenance of all private streets in the Specific Plan area.
- d. The management association will be responsible for management and maintenance of all common improvements outside of the precise boundaries of individual residential projects.
- e. A description of the basic organizational structure and voting procedure for the management association shall be submitted as part of the Phase I development plan application. Until the start of active operation of this association, the responsibility for management and maintenance of facilities outside the boundaries of residential developments shall be the responsibility of the developers.

f. Architectural Review Committee.

- (1) During implementation of the specific plan, the developer of Phase I will establish an Architectural Review Committee. The committee shall consist of three members, as follows: one member representing the developer of the golf course project; the architect for Phase I and each subsequent phase; and a representative of the Country Club Board of Directors.
- (2) Design review and approval by this committee will be required prior to the approval of development plans by the county of San Luis Obispo. Developers shall present a letter to the county of San Luis Obispo prior to approval of their development plans indicating that the Architectural Review Committee has approved the plans as submitted to the county.
- (3) After completion of Phase III, the management association shall assume responsibility for architectural review (Amended 1986, Resolution 86-458).

g. Individual homeowners associations may be created for each residential project within the specific plan area. These homeowners associations will be responsible for management and maintenance of all commonly owned improvements within the precise boundary of the residential project (this boundary shall be defined as a part of development plan submittals). Each of these homeowners associations will be a participant by representative(s) in the Management Association.

h. Developments within the specific plan area are subject to the conditions required in CC&R's. The proposed CC&R's are to be included in the development plan application for each phase.

6. Common Area and Facilities Maintenance for Other Village Areas.

- a. As other areas of the village develop proposing commonly owned land and facilities, the developer shall create a homeowners association. The creation of this association

and the formula for their gradual takeover by the new home buyers will be defined in the CC&R's and the association by-laws and is to be a part of the final subdivision procedure.

- b. Architectural Review Committees shall be established for each tract containing five or more lots. The developer of each project will establish an architectural review committee. The committee shall consist of three members, as follows: The developer; his architect or an outside architect; and the owner if not the developer or public member residing within the village area.
- c. Individual homeowners associations will be responsible for management and maintenance of all commonly owned improvements within the precise boundary of the residential project.
- d. Development's within the specific plan area are subject to conditions required in the CC&R's. The proposed CC&R are to be included with their development plan or tentative tract for each development.

APPENDIX A

LAND USE ELEMENT (LUE Standards)

Los Ranchos/Edna Village

SPECIFIC PLAN

APPENDIX A: LAND USE ELEMENT (LUE) STANDARDS

The following standards of the Land Use Element, San Luis Obispo Area Plan, were the requirements that established the need for this specific plan at the time of its preparation. They also specified the required content and objectives for this plan.

These standards are included here only to provide a record of the requirements affecting preparation and adoption of the specific plan. Current Land Use Element requirements may be found in the latest version of the San Luis Obispo County General Plan.

RECREATION:

The following standards apply to lands within the Recreation land use category:

1. Specific Plan Required. Prior to any subdivision of the country club property for residential purposes, approval of a specific plan prepared in accordance with Government Code Section 65451 is required. The specific plan is to include the entire Los Ranchos/Edna village area, and is to incorporate the following information in addition to that required by the Government Code:
 - a. Proposed land uses and development concepts for the country club site as well as the other portions of the Los Ranchos-Edna village area.
 - b. Location of clustered residential sites and the proposed number of units within each cluster. Developments with the greatest visual impact should be located on the northeast half of the property and adjacent to old Edna Road.
 - c. Proposed methods and capacities of water supply and sewage disposal should be planned to permit addition of treatment units to serve the existing residential area.
 - d. Functions and provisions for common open space areas (other than golf course fairways) for use by residents of the country club, and other areas accessible to residents of the other portions of the village.
 - e. Proposed design themes and standards for all development areas. Development is to be designed with consideration for potential visual impacts, especially on the upper half of the property.

2. Density. Residential density is to be one unit per acre.
3. Site Planning. Development is to be planned in accordance with the cluster division provisions of the Land Use Ordinance, Section 22.04.036.
4. Parcel Size. Minimum parcel size for residential development is 2,500 square feet, instead of parcel sizes that would otherwise be required by Chapter 22.04 of the Land Use Ordinance.
5. Guarantee of Open Space Preservation. Areas proposed to be retained as open space are to be protected by deed restriction, open space agreement or other appropriate instrument.
6. Recreation Facilities. Residential clusters should include incidental neighborhood recreational facilities.
7. Application Content - Subdivision Maps. Following specific plan adoption, subdivision applications are to include details of siting, grading, building locations, circulation within clusters, and connections to the overall circulation system.

RESIDENTIAL RURAL

The following standards apply to lands within the Residential Rural land use category.

1. Limitation on Use. All allowable uses are permitted except mobile homes, residential care and horticulture specialities.
2. Parcel Size. Minimum allowable parcel sizes for new land divisions are to be as shown in the following figure.

RESIDENTIAL SUBURBAN:

The following standards apply to lands within the Residential Suburban land use category.

1. Permit Requirement. Site Plan approval is required for any new development in the corridor between Old Edna Road (now named Los Ranchos Road) and Highway 227. Applications are to include proposed measures to reduce noise levels to 45 dB indoors and 60 dB outdoors, consistent with the Noise Element of the San Luis Obispo County General Plan.

Rolling Hills Suburban Tract. Standards 2 through 11 apply only to the Rolling Hills Suburban Tract, as required by Ordinance 769, adopted November 16, 1964.

FIGURE A-1

RESIDENTIAL RURAL MINIMUM PARCEL SIZES

2. Limitation on Use. Home occupations are prohibited as well as other trades or activities which are determined to be a public nuisance. A petition of at least 2/3 of the property owners within 1,000 feet of the public nuisance in addition to a written request from the neighborhood committee shall be submitted to the Planning Department before abatement action is instituted.
3. Exterior Materials. Construct all accessory buildings of the same quality of construction and using the same general materials and style as that of the main building. Building permits are required for all accessory buildings and structures other than fences in excess of \$100 value.
4. Fence Height. Maximum fence height is to be four feet in the front yard setback area, and six feet above finished grade at any other location.
5. Livestock and Animals. No more than four (4) adult dogs or cats, and not more than four (4) horses, sheep, or cattle, or any combination thereof, may be maintained on the property. Poultry, rabbits or similar livestock may be raised for food, scientific or fur bearing purposes provided no more than fifty (50) such animals or fowl are maintained on the property.
6. Livestock or Animal Structures. Pens, coops or structures used for the housing of animals or fowl may be erected no closer than 50 feet from any building used for human habitation or within 100 feet from the front property line.
7. Off Street Parking. All residences shall have not less than two (2) nor more than three (3) off-street car parking spaces within a garage.
8. Residential Development Standards. Construct residential buildings of two stories or less, and with a building area exclusive of areas prescribed for garages, porches and patios as follows:
 - a. Not less than 1200 square feet of enclosed floor space on Lots 15, Block 3, and all lots in Block 2, Tract 211;
 - b. Not less than 1600 square feet of which not less than 1200 square feet is ground floor area on Lots 7-12, Block 6 and all lots in Block 7;
 - c. All other lots in Tracts 211 & 318 not less than 1400 square feet of which not less than 1000 square feet is ground floor area.

9. Sewage Disposal. Leach lines or cesspools or other means of sewage disposal constructed on Lots 2 and 3, Block 8 and Lot 11, Block 2 must be at least 100 feet from water wells.
10. Slaughtering. The slaughtering of animals or the slaughtering of poultry for commercial purposes on the property is prohibited.
11. Temporary Structures. Temporary house trailers or structures are prohibited. Any building constructed for any other use may not be used as a residence.

COMBINING DESIGNATIONS

The LUE identified the San Miguelito Hills scenic backdrop to be in a Sensitive Resource Area (SRA) Combining Designation, as follows:

Scenic Backdrops and Natural Landmarks (SRA) - This covers many of the highly scenic backdrops and natural landmarks in proximity to the urban area that define the area's character. The peaks area is the chain of unique volcanic peaks separating the Chorro and Los Osos Valleys. The peaks and connecting ridges are natural landmarks designated scenic restrictive lands in the Open Space Plan.

The San Luis Obispo Area Plan identifies several standards applicable to the scenic backdrop areas within the SRA, in and adjacent to the Los Ranchos/Edna village. Those standards are as follows:

4. Permit Requirement. Site Plan approval is required for residential development and access road construction proposed in the SRA applied to the Irish Hills, San Miguelito Hills, Santa Lucia Hills and Peaks Area, subject to the standards of Sections 22.07.164 through 166 of the Land Use Ordinance.
5. Application Content. Site Plan applications must include a grading plan, architectural elevations and a development statement indicating alternative building locations and design measures to minimize the visual impact of the project.
6. Location Criteria. Locate all new developments so that no new structure extends above the highest horizon line of knolls, hilltops and ridgelines such that the structure is silhouetted against the sky when viewed from collector or arterial roads.
7. Location Criteria - Sloping Sites. New building sites are limited to locations where site slopes are less than 30%.
8. Open Space Preservation. Approval of an application for land division, Site Plan or Development Plan is contingent upon the applicant executing with the county to maintain portions of the site not intended for development in open space use guarantee of

open space preservation may be in the form of public purchase, agreements, easements controls or other appropriate instrument, provided that such guarantee agreements are not to grant public access unless desired by the property owner.

Airport Review Area (AR). The following standards apply to lands within the Airport Review Area combining designation.

1. Airport Land Use Plan Included by Reference. The adopted San Luis Obispo County Airport Land Use Plan is hereby incorporated into this Land Use Element by reference as though it were fully set forth here.
2. Limitation on Uses Within Airport Review Area. Allowable uses are limited to those designated as "compatible" or "conditionally approvable" by the adopted San Luis Obispo County Airport Land Use Plan.
3. Development Standards - Private Lands. All permit applications for sites within the boundary of the adopted San Luis Obispo County Airport Land Use Plan are subject to the development standards set forth in that plan.

APPENDIX B
LAND USE DEFINITIONS

Los Ranchos/Edna Village

SPECIFIC PLAN

APPENDIX B: LAND USE DEFINITIONS

This appendix contains definitions of the land uses that can be established under this specific plan and the Land Use Element. The definitions are excerpted from Framework for Planning, Part I of the Land Use Element as they existed at the time the specific plan was prepared and are included here only to provide a record of the allowable use definitions as they were. Current land use definitions may be found in the latest version of the San Luis Obispo County General Plan.

The uses defined here are allowed in the various land use categories as shown on Table III-C, Specific Plan Land Use Chart. The definitions are intended only to list the various land uses included under each general heading, and do not explain what permit requirements or performance standards may be applicable to a given use. Standards and review procedures for establishing land uses are contained in the Land Use Ordinance.

These definitions are correlated wherever possible with the use definitions of the Standard Industrial Classification Manual (SIC), published by the Executive Office of the President, Office of Management and Budget (1972). The SIC is referenced wherever appropriate.

Agricultural Accessory Structure

An uninhabited structure or building designed and built to store farm animals, implements, supplies or products (not including commercial greenhouses which are included under "Nursery Specialties," or buildings for agricultural processing activities) that contains no residential use and is not open to the public. Includes barns, grain elevators, silos, windmills, wind generators and other similar buildings and structures. (Amended 1981, Ord. 2089)

Bed and Breakfast Facilities

Residential structures with one family in permanent residence where bedrooms without individual cooking facilities are rented for overnight lodging, where meals may be provided subject to applicable county Health Department regulations. Does not include "Hotels and Motels," which are defined separately; rooming and boarding houses which are included under "Multi-Family Dwellings"; or the rental of an entire residence for one week or longer. (Amended 1981, Ord. 2063; 1982, Ord. 2106)

Caretaker Residence

A permanent residence that is secondary or accessory to the primary use of the property. A caretaker dwelling is used for housing a caretaker employed on the site of any non-residential use where a caretaker is needed for security purposes or to provide 24 hour care or monitoring of people, plants, animals, equipment, or other conditions on the site.

Churches

Religious organization facilities operated for worship or promotion of religious activities, including churches and religious Sunday-type schools. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially-related operations (such as a recreational camp) are classified according to their respective activities.

Crop Production and Grazing

Agricultural uses including production of grains, field crops, vegetables, melons, fruits, tree nuts, flower fields and seed production, ornamental crops, tree and sod farms, associated crop preparation services and harvesting activities including but not limited to mechanical soil preparation, irrigation system construction, spraying and crop processing in the field not involving a permanent structure. Also includes the raising or feeding of beef cattle, horses, sheep and goats by grazing or pasturing. Does not include feedlots, which are included under "Livestock Specialties." The distinction between feedlots and grazing operations is established by the Land Use Ordinance, Chapter 22.08.

Domestic Animal Raising

The keeping, feeding or grazing of animals as an avocation, hobby or school project, subordinate to the principal residential use of a property. Includes species commonly considered as farm animals as well as exotic species, but does not include household pets. (See "Livestock Specialties.")

Eating and Drinking Places

Restaurants, bars and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are secondary and subordinate to the principal use of the establishment as an eating and drinking place. Also includes drive-in restaurants, lunch counters and refreshment stands selling prepared goods and drinks for immediate consumption. Restaurants, lunch counters, and drinking places operated as subordinate service facilities within other establishments are not included here unless they are operated as leased departments by outside operators. (SIC: Group 58)

Food and Beverage Retail Sales

Retail trade establishments primarily engaged in selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises, including wine tasting facilities which are not on the same site as the winery. Establishments (except for wine tasting facilities) may include no more than two gas pumps as an accessory use. (SIC: Groups 54, 592)

Furniture, Home Furnishings and Equipment

Retail trade establishments primarily engaged in selling home furnishings such as furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators and other household electrical and gas appliances including televisions and home sound systems. Establishments selling electrical and gas appliances are included only if the major part of their sales consist of articles for home use. Also includes the retail sale of office furniture and musical instruments. (SIC: Group 57)

General Merchandise Stores

Retail trade establishments including department stores, variety stores, drug and discount stores, general stores, etc., engaged in retail sales of many lines of new and used merchandise, including: dry goods; apparel and accessories; small wares; sporting goods and equipment; bicycles and mopeds, parts and accessories. Also includes sales of miscellaneous shopping goods such as: books; stationery; jewelry; hobby materials, toys and games; cameras and photographic supplies; gifts, novelties and souvenirs; luggage and leather goods; fabrics and sewing supplies; florists and houseplant stores; cigar and newsstands; artists supplies; orthopedic supplies; religious goods; handcrafted items (stores for which may include space for crafting operations when such area is subordinate to retail sales); and other miscellaneous retail shopping goods. (SIC: Groups 53, 56, 591-594) (Amended 1981, Ord. 2063)

Home Occupations

The gainful employment of the occupant of a dwelling, with such employment activity being subordinate to the residential use of the property, and there is no display, no stock in trade, or commodity sold on the premises except as provided by the Land Use Ordinance, and no persons employed other than residents of the dwelling.

Libraries and Museums

Permanent public or quasi-public facilities generally of a non-commercial nature such as libraries, museums, art exhibitions, planetariums, aquariums, botanical gardens, arboretums and zoos. Also includes historic sites and exhibits. (SIC: Group 84).

Livestock Specialties - Minor

Includes commercial small-animal specialties operated as a principal land use, such as: rabbit farms and other fur-bearing animals; bee farms; avaries; worm farms, etc.

Multi-Family Dwellings

Includes a building or a portion of a building used and/or designed as a residence for two or more families living independently of each other. Includes: duplexes, triplexes and apartments; attached ownership units such as condominiums and townhouses; and rooming and boarding houses (a residential structure where rooms are rented for short or long-term lodging where at least one meal daily is shared in common dining facilities, with 10 or fewer beds for rent). (Amended 1981, Ord. 2063)

Nursery Specialties

Agricultural establishments primarily engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors. Also includes establishments engaged in the sale of such products (e.g. wholesale and retail nurseries) and commercial scale greenhouses (home greenhouses are included under "Residential Accessory Uses"). (Amended 1981, Ord. 2089)

Offices, Temporary

A mobilehome, recreational vehicle or modular unit used as: a temporary business or construction office during construction of permanent facilities on the same site; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction. (Amended 1981, Ord. 2063)

Participant Sports and Active Recreation

Facilities for various outdoor sports and recreation, including: amusement, theme and kiddie parks; golf courses, (including country clubs and accessory on-site sales of golfing equipment as in a "pro shop," including golf carts), golf driving ranges and miniature golf courses; skateboard parks and water slides; go-cart and miniature auto race tracks; recreation equipment rental (e.g. ATC's and other non-highway motor vehicles, roller skates, surf and beach equipment); tennis courts, swim and tennis clubs; play lots, playgrounds and athletic fields (non-professional); recreation and community centers. (Amended 1981, Ord. 2089)

Personal Services

Establishments primarily engaged in providing non-medically related services generally involving the care of persons including beauty and barber shops; shoe repair shops; saunas and hot tubs; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; funeral parlours and related facilities. These uses may also include accessory retail sales of products related to the services provided.

Pipelines and Power Transmission

Transportation establishments primarily engaged in the pipeline transportation of crude petroleum; refined products of petroleum such as gasoline and fuel oils; natural gas; mixed, manufactured or liquified petroleum gas; or the pipeline transmission of other commodities. Power transmission includes facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Does not include offices or service centers (classified in "Offices"), equipment and material storage yards (classified under "Storage Yards and Sales Lots"), distribution substations (classified under "Public Utility Centers"), or powerplants (classified under "Power Generating Plants"). (SIC: Groups 461, 491). (Amended 1981, Ord. 2063)

Public Utility Centers

Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include: electrical substations and switching stations; telephone switching facilities; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants, settling ponds and disposal fields. These uses do not include office or service centers (classified in "Offices"), or equipment and material storage yards (classified in Storage Yards and Sales Lots").

Residential Accessory Uses

Includes any use that is customarily part of a residence and is clearly incidental and secondary to a residence and does not change the character of the residential use. Residential accessory uses include the storage of vehicles and other personal property, and accessory structures including swimming pools, workshops, studios, greenhouses, garages, and guesthouses (without cooking or kitchen facilities). Includes non-commercial TV and radio broadcasting and receiving antennas, including equipment for satellite broadcast reception. (Amended 1982, Ord. 2112)

Roadside Stands

Open structures for the retail sale of agricultural products (except hay, grain and feed sales--included under Farm Equipment and Supplies), located on the site or in the area of the property where the products being sold were grown. Does not include field sales or agricultural products, which is included under "Crop Production and Grazing." (Amended 1982, Ord. 2106)

Schools - Preschool to Secondary

Pre-school, day-care centers, elementary and secondary schools serving grades 1 through 12, including denominational and sectarian. Kindergartens and military academies are also included. (SIC: Group 821)

Single-Family Dwelling

A detached building designed for and/or occupied exclusively by one family. Also includes attached ownership units using common wall development or airspace condominium ownership, where a proposed site qualifies for planned development through designation by planning area standard or through compliance with any planned development or cluster division standards of the Land Use Ordinance. (Amended 1981, Ord. 2063)

Temporary Dwelling

Includes the temporary use of a mobilehome or recreational vehicle as a dwelling unit, following the issuance of a building permit for a permanent residence while the permanent residence is under construction.

APPENDIX C

Policies & Standards
for other Elements
of the General Plan

Los Ranchos/Edna Village

SPECIFIC PLAN

APPENDIX C
POLICIES AND STANDARDS FROM
OTHER ELEMENTS OF THE GENERAL PLAN

1. HOUSING ELEMENT

The San Luis Obispo County Housing Element, adopted October 12, 1982, is the most recent statement of county policy on housing opportunities.

The single goal of the Housing Element is to ensure the opportunity for a decent home in a satisfying environment for all County residents.

In order to achieve this goal, the Housing Element contains housing objectives, policies and programs. The objectives are specific results the county wishes to accomplish, in working toward the goal. The policies are the county's position on issues that help address the housing objectives. The programs are how the county proposes to achieve the housing objectives.

The following evaluation of the Los Ranchos-Edna Village Specific Plan for consistency with the Housing Element briefly describes the five housing objectives and the relationship of the specific plan to applicable county housing policies.

Objective A: Work toward the provision of an adequate and accessible supply of housing.

Policy 1. Fair Share Allocation: Equitable regional distribution of housing for all income groups.

The unincorporated areas of the county should provide a slight percentage increase in housing for very low income households, and a larger increase for above moderate income households. The type of housing proposed in the village will supply housing for those households with moderate and above moderate incomes.

Policy 2. Use of Land Use Controls: Should not adversely affect housing supply or cost, except where legal or resource limitations exist.

This specific plan proposes densities that are within the resource capacities of the village. The specific plan process also shortens the processing times for subsequent project approvals, thereby helping to reduce project costs.

Policy 3. General Plan Amendments - Effect On Housing: Evaluate their impacts on the adequate supply of housing for all income groups.

This chapter of the specific plan addresses those impacts.

Policy 8. Development Review - Ongoing Costs: review housing projects to find ways to reduce monthly housing costs.

Energy conservation measures are found in Chapter V of this specific plan.

Objective B: Develop home ownership opportunities for all county residents.

Policy: Policies addressing this objective are included in the policies under Objective A.

Objective C: Encourage an adequate supply of rental housing in all price ranges.

This specific plan does not propose any housing intended solely as rental units, but does not preclude it from being offered.

Objective D: Encourage and promote the preservation and rehabilitation of the existing housing supply.

The condition of the housing stock in the village is such that this policy is probably not applicable.

Objective E: Promote optimum use of residential land near employment, transportation and services.

Policy 1. Development within village and urban areas: Encourage development or new and existing subdivisions in designated urban and village areas.

The purpose of this specific plan is to provide for orderly development within the established Los Ranchos/Edna village.

Policy 2. Capital improvements to service new housing: Review priorities in relationship to adequate service for new housing.

The specific plan places a high priority on the proposed sewage facilities needed to serve existing development and accommodate new housing in the village.

Policy 3. Greater densities near employment and public services: General plan amendments and land use regulations should provide for greater densities near employment and public services.

The village is in close proximity to jobs and services in San Luis Obispo. The specific plan proposes increased development in the village in conjunction with installation of a community sewer system.

Policy 4. Adequate services to meet housing needs: The county should strive to ensure adequate services to meet housing needs.

The specific plan addresses the provision of services in Chapter VI.

Policy 5. Responsibilities of major generators of housing need: actively participate in providing housing. In turn, communities near housing generators must allow for additional housing.

The specific plan proposes additional housing opportunities near job and service centers.

2. OPEN SPACE ELEMENT

The 1972 Open Space Plan includes the Los Ranchos-Edna Village Area in four land use categories. These include "multi-use open space", applied to the San Miguelito Hills; "recreation", applied to the existing golf course area; "fractured rural" on the developed Rolling Hills and Country Club Estates developments; and "Marginal Cropland", an agricultural designation for the flat bottom land along Lewis Lane and around the old Edna townsite.

"Multi-use Open Space" lands, in general, are areas that are highly visible to the general public, forming a backdrop for the village. Most of this area within the village is encompassed in the San Miguelito Hills SRA.

The Open Space Plan applies the "Recreation" designation to a wide range of uses, ranging from heavily-developed sports facilities to isolated regions used for hunting. Intensive recreation can include day-use activities, organized sports facilities, and other high-density activities. If well maintained, such intensive uses can retain scenic, watershed, and limited wildlife values while providing recreational opportunities.

The "Fractured Rural" designation is applied to the developed Rolling Hills and Country Club Estates areas of the village. The designation reflects lands that are used for residential purposes within generally rural areas. Such areas are included "as an element of open space because of their rural nature and their relative low density by comparison to urban land uses."

The "Marginal Cropland" designation, applied to the lower Lewis Lane and old Edna townsite, reflects the importance of this area for agricultural uses, even if those uses are hobby farms and backyard gardens because of its existing fractured nature. In keeping with this, the area along Lewis Lane was designated "Residential Rural" in the Land Use Element with a 10-acre minimum lot size to protect some limited farming use.

The following Open Space Plan policies are applicable to the Los Ranchos-Edna Village Planning Area.

a. Multi-use Open Space (p. 67)

An open space zone, designed to maximize conservation value of multi-use open space, should be prepared and adopted by the county. The zone should prescribe slope-density standards and allow very limited residential use. Parcel sizes should range from 10 acres for level properties to 160 acres for very steep, remote areas. Residential units should be clustered in less sensitive areas.

- (1) There is an existing legitimate recreational opportunity.
- (2) A means of controlling the use is provided.
- (3) The scenic and environmental values will be preserved.

b. Fractured Rural Land (p. 74)

- (1) Strict land use, health, grading and building regulations should be established to insure proper development of fractured rural land.
- (2) The extension of sewer and water facilities outside a community established urban reserve line should be prohibited, unless approved under special circumstances to improve health and safety conditions.
- (3) Further fractionalization of rural lands should be avoided by employing maximum use of large lot slope-density zoning.
- (4) Appropriate lot sizes should be assigned to existing fractured rural lands.

c. Marginal Crop Land (Agricultural) (p. 34)

Rural ranch properties should be encouraged to establish allowable uses complimentary to the agricultural uses of the property.

3. CONSERVATION ELEMENT

The Conservation Element is one segment of the 1974 Environment Plan. The primary conservation goal is the maintenance of a high quality environment. The recommendations of the plan are directed primarily toward the county as a whole; however, the following policies are applicable to the Los Ranchos-Edna Village.

a. Groundwater Management (p. 10)

- (1) Groundwater protection should be an important consideration in all future planning by the county.
- (2) Supplementary water such as reclaimed sewage effluent and water from existing impoundments should be used to prevent overdraft of groundwater. New impoundments for recharging underground basins should be carefully considered along with other alternatives.
- (3) The county should encourage research on ways to conserve and replenish groundwater, including further study of porous concrete and other means which permit infiltration of stormwater to underground basins. Wastewater reclamation should be encouraged as potential means of groundwater recharge.

b. Water Pollution Control (p. 19)

- (1) Urban areas should be sewerred. Septic tanks should be prohibited in areas where impairment of groundwater quality would take place. Existing sewage treatment regulations should be enforced with the addition of stricter regulations where necessary.
- (2) Recycling of waste water for beneficial use should be encouraged wherever feasible, including its use to supplement existing water supplies.

c. Plant Conservation (p. 44)

Specific plans prepared by the county should include strict standards for protection of vegetation. Development plans submitted to the county should include detailed mapping of existing trees and plant cover, with sizes and types of trees generally indicated. Any areas of trees proposed for removal should be clearly shown on the development plan, with reasons given for unavoidability of this action.

d. Wildlife Conservation (p. 60)

New subdivisions should be evaluated for their effect on wildlife. In particular, proposed developments which are not contiguous to present urban areas should be carefully studied, since their effect on wildlife is likely to be significant.

4. HISTORIC ELEMENT

Because of the new nature of most of the buildings in the village this element only applies to the older ranch homesteads and buildings. Historic features of the village include Roselip Victorian, old Edna

store (old grange hall) and to a lesser degree the tall cypress lining Country Club Drive, since they were originally planted along the driveway leading to "Oak Knoll" the historic homestead of the Steele family. The following policies from the Historic Element are applicable to the Los Ranchos-Edna Village Specific Plan:

- a. Incorporate historic buildings, sites, and districts in comprehensive community plans to make their value and use a part of the community and county long-range program.
- b. Develop a systematic procedure, including new and existing techniques for preserving those neighborhoods, groups of buildings, street facades, and specific buildings which define the character of the community and county. A definitive mechanism for controlling development in historic areas should be set up.
- c. The restoration of historic buildings or sites should seek the greatest degree of authenticity practicable. Lists of appropriate experts should be provided and requirements should be established that experts be consulted.
- d. Site surveys are urgently needed so that development can be planned to avoid archaeological sites and so that a research program can be formulated.
- e. Governmental and private construction agencies dealing with major grading should advise and consult with designated archaeological resources personnel prior to construction.

5. ESTHETIC ELEMENT

The Esthetic Element of the Environment Plan has the following policies or recommendations that are applicable to the village.

a. Odor Pollution (p. 116)

The location and operation of sewage treatment plants should be strictly controlled. Existing plants should be adequately landscaped and screened from residential areas.

b. Visual Pollution (p. 120)

- (1) Underground utilities should be required of all new development within urban reserve boundaries, and all existing areas with overhead lines should be encouraged to be undergrounded through special districts. Continued expenditure of public utility revenues into underground districts in critical areas should be programmed by the undergrounding committee. Government agencies should be set an example by insuring that utilities serving public properties are relocated underground.

- (2) Abundant landscaping should be required in large developments, particularly parking lots, with the use of sufficient trees, groundcover, and screening materials.
- (3) Esthetics should be considered when employing standard requirements to subdivisions and developments, and variances to standards should be considered when appropriate. The public should be educated about available design advice, with encouragement given to innovative design approaches. Such approaches should include the integration of buildings and the natural environment (indigenous architecture), multi-story buildings surrounded by open space, consideration of bulk and scale of man-made structures, more vegetation, and the sensitivity to landscape resource. A design review committee should be established to evaluate the quality of development where ordinances prescribe it.

6. SAFETY ELEMENT

The Safety Element designates a portion of the village, on Alta Mira Lane and (upper) White Oak Lane, as lying within the fire hazard area. The following fire safety policies are applicable.

- a. All new construction in the county should, as a minimum, be built according to the most recent safety requirements in the Building Code.
- b. Encourage installation of smoke detectors in residences within the county.
- c. Proposed development in areas of extreme, high, or medium wildland fire hazard should be carefully evaluated for vulnerability to fire and potential sources of ignition. Particular attention should be given to wood frame and other combustible structures that are proposed in areas of high fire hazard. The California Division of Forestry's recommendations on fire safety should be widely circulated.

7. SEISMIC SAFETY ELEMENT

The Seismic Safety Element designates a portion of the village as having moderately high landslide risk and a portion as having moderate to high liquefaction potential. Moderately high landslide risks exist in the event of seismic activity, in the steeper areas of the San Miguelito Hills along the upper portion of Alta Mira Lane and White Oak Lane. The areas of moderate to high liquefaction occur along the lower end of Lewis Lane, along Edna Road (State Highway 227) and around the old townsite of Edna. This area has moderate to high potential for structure collapse or sinking due to liquefaction which is, basically speaking, ground failure due to loss of soil cohesion, thereby turning solid ground into a semi-

liquid state during heavy seismic activity. The following policies are applicable to the village:

- a. Prohibition of construction in high landslide risk areas without site-specific slope stability investigations.
- b. Prohibition of critical facilities in areas of potential liquefaction, and prohibition of non-critical facilities without site-specific analysis of liquefaction potential.

8. BIKEWAYS ELEMENT

The Bikeways Element is one segment of the 1979 Transportation Plan. The element designates Edna Road (State Highway 227) as a Class I and Class II bikeway route, providing a separated bike path between Crestmont Drive and Los Ranchos Road and as a Class II or III bikeway beyond. The following policies are applicable to the Los Ranchos-Edna Village:

- a. That a countywide bikeway system should be thoroughly integrated with riding and hiking trails, scenic and historic points of interest, parks and recreation areas, scenic highways and all modes of transportation, thereby taking advantage of limited funding.
- b. That all local agencies should adopt a policy establishing developers responsibility of providing bikeways in construction of new subdivisions where appropriate.

9. MASTER WATER AND SEWERAGE ELEMENT

The Master Water and Sewerage Plan has the following policies applicable to the village area:

- a. Wastewater reclamation and re-use for all possible beneficial purposes shall be advanced as the paramount objective in the planning of all future wastewater treatment systems.
- b. Sewer collection systems in urban areas should be constructed where septic tanks and cess pools present hazardous conditions to health and existing water sources. Priority should be given to the construction of these collection systems.
- c. Septic tanks systems are recommended for retention in all areas until establishment of the fact that problems exist which can be corrected only be sewerage.

In addition, the Master Water and Sewerage plan has the following detailed standards for septic tank systems that are applicable to portions of the village:

d. Physical Constraints and Prohibitions

These apply to existing undeveloped lots as well as new subdivisions. Exceptions to the constraints will be considered for engineered systems where sufficient justification is provided that beneficial uses will be protected.

- (1) Slopes should be less than 30% on or below leach areas.
- (2) Depth to bedrock shall be greater than eight feet except where engineering considerations allow. The county will require borings on parcels of 2 1/2 acres or less.
- (3) Depth to groundwater shall be eight feet or more at all times of the year.
- (4) In the presence of watercourses, discharge from individual sewage disposal systems, including, but not limited to septic tank seepage, pits and absorption fields, cesspools, pit privies, chemical toilets, etc., is prohibited:
 - (a) On all parcels of land within the projected horizontal distance of 200 feet at all domestic water supply reservoirs and impoundments as determined by the spillway elevation.
 - (b) Systems prohibited within 50 feet of surface streams and natural watercourses. Leach fields prohibited within 100 feet of domestic wells, and septic tanks prohibited within 50 feet of wells (per Manual of Septic Tank Practice).

e. Criteria for New Subdivisions with Individual Septic Systems

- (1) General Provision: All new lots or parcels proposed for individual septic tank systems shall be capable of meeting the criteria set forth in the County Building and Construction Code. Soil borings and percolation tests may be required prior to approval of new lots or parcels to assure compliance with these criteria.
- (2) Minimum Parcel or Lot Sizes:
 - (a) 2 1/2 acres, if parcels are served by individual domestic wells and the physical constraints in Item d are met.
 - (b) One acre, if parcels are served by a community water system or where percolation rates are in excess of 5 minutes per inch of fall. 20,000 square feet where the percolation rate is between 0 and 5 minutes per inch of fall.

(c) Any parcel smaller than one acre shall meet the following criteria:

- (1) Service by a community water system.
- (2) Compliance with physical constraints and percolation standards.
- (3) Average gross density of 1/2 acre per unit or more, such as may be achieved by cluster development.
- (4) Design for ultimate community sewer service.
- (5) Assurance of septic tank maintenance.

f. Septic Tank Management Districts

Unsewered areas consisting of lots smaller than one acre or containing 10 lots or more lots smaller than 2 acres should include provisions for septic system maintenance.

10. RECREATION ELEMENT

The Recreation Element designates the San Luis Obispo Country Club Golf Course as "Resort and Related Facilities." This element has the following applicable recommendations.

- a. As new residential development occurs, park reservation should be made to keep pace with increasing demands upon day use facilities. Each administering jurisdiction should adopt ordinances providing for the developer's contribution to community and neighborhood park development.
- b. In some areas,.... where there is a low population density and high ratio of horses, a system of continuous trails should be provided for riding horses within the area.
- c. As new suburban development and acre plus subdivisions occur where animals are permitted, riding and hiking trails should be designed into the development with logical connection to the feeder systems. A typical street section should be incorporated into the county standards for improvement, incorporating roadside trails.
- d. Encourage cluster subdivision development, so a broad network of open space can be established. Recreation areas should be an integral part of the community environment.

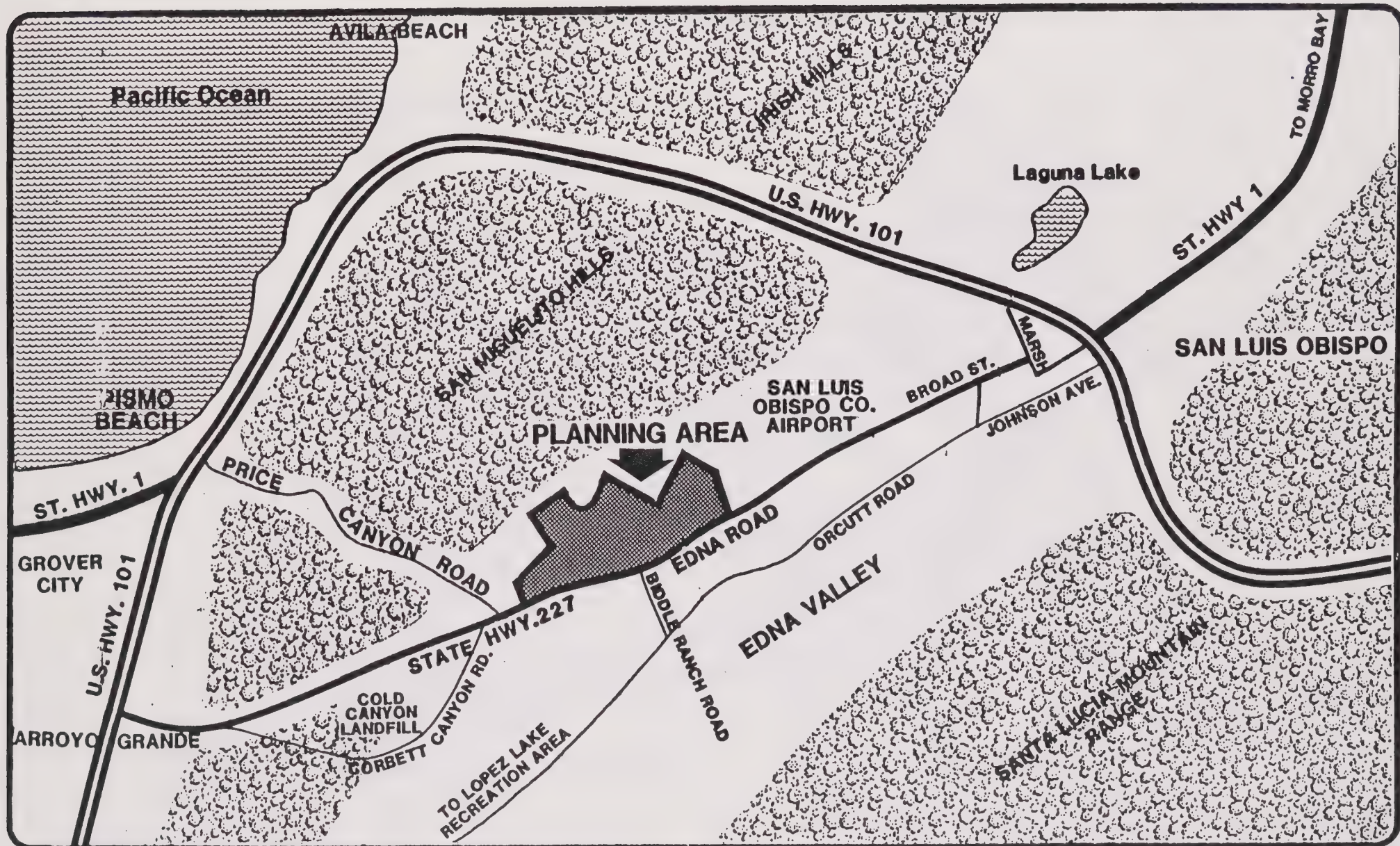
11. OTHER ELEMENTS OF THE GENERAL PLAN

The other elements (circulation, transit, aviation, other transportation modes, and scenic highways) of the county general plan provide recommendations directed toward county actions and rather than policies directly applicable to the Los Ranchos-Edna Village.

FIGURES

Los Ranchos/Edna Village

SPECIFIC PLAN



no scale



Richmond
Rose
Mantamora

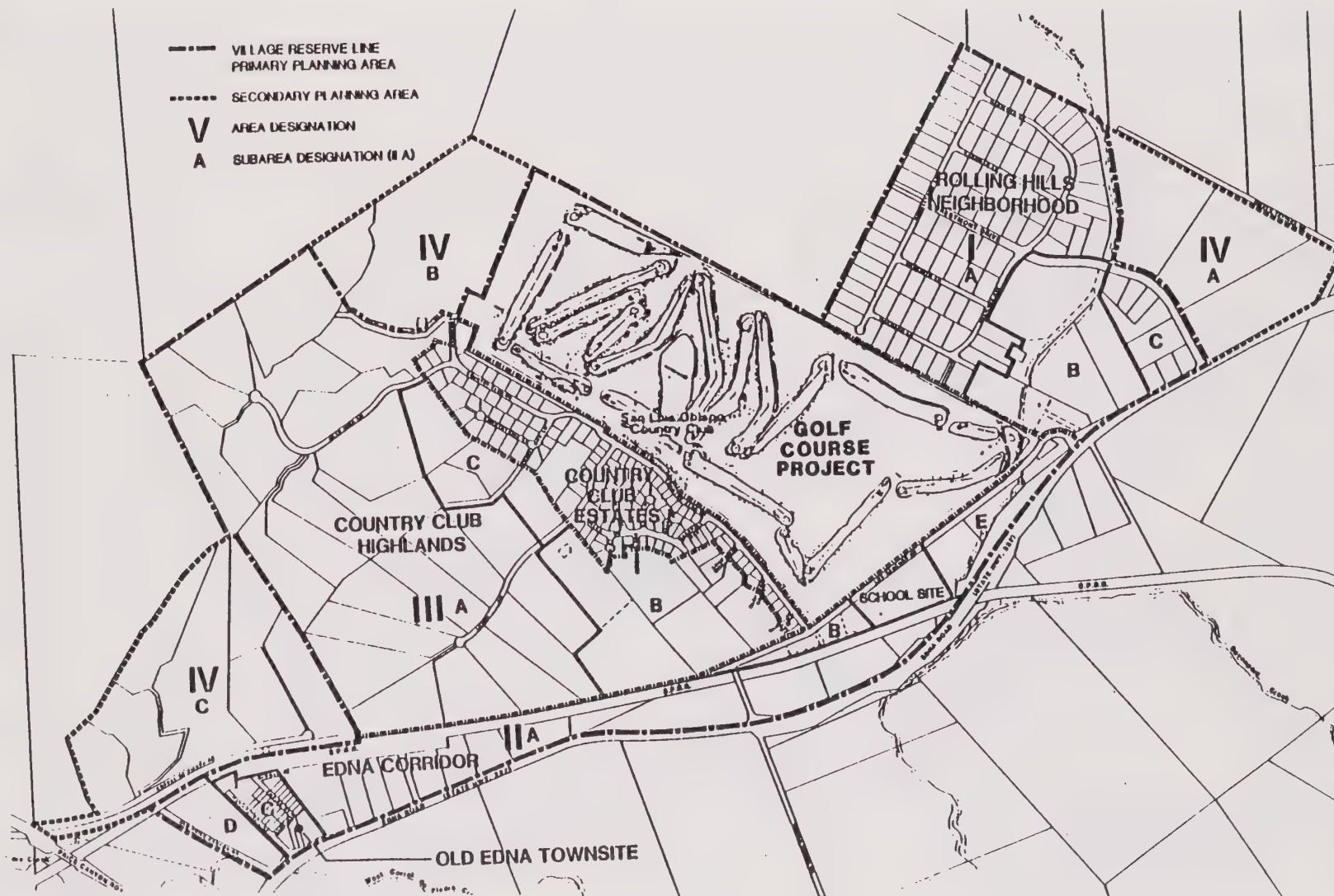
Los Ranchos/
Edna Village

SPECIFIC PLAN

LOCATION MAP

figure

1



scale



0 200 400 600



Richmond
Ross
Montgomery

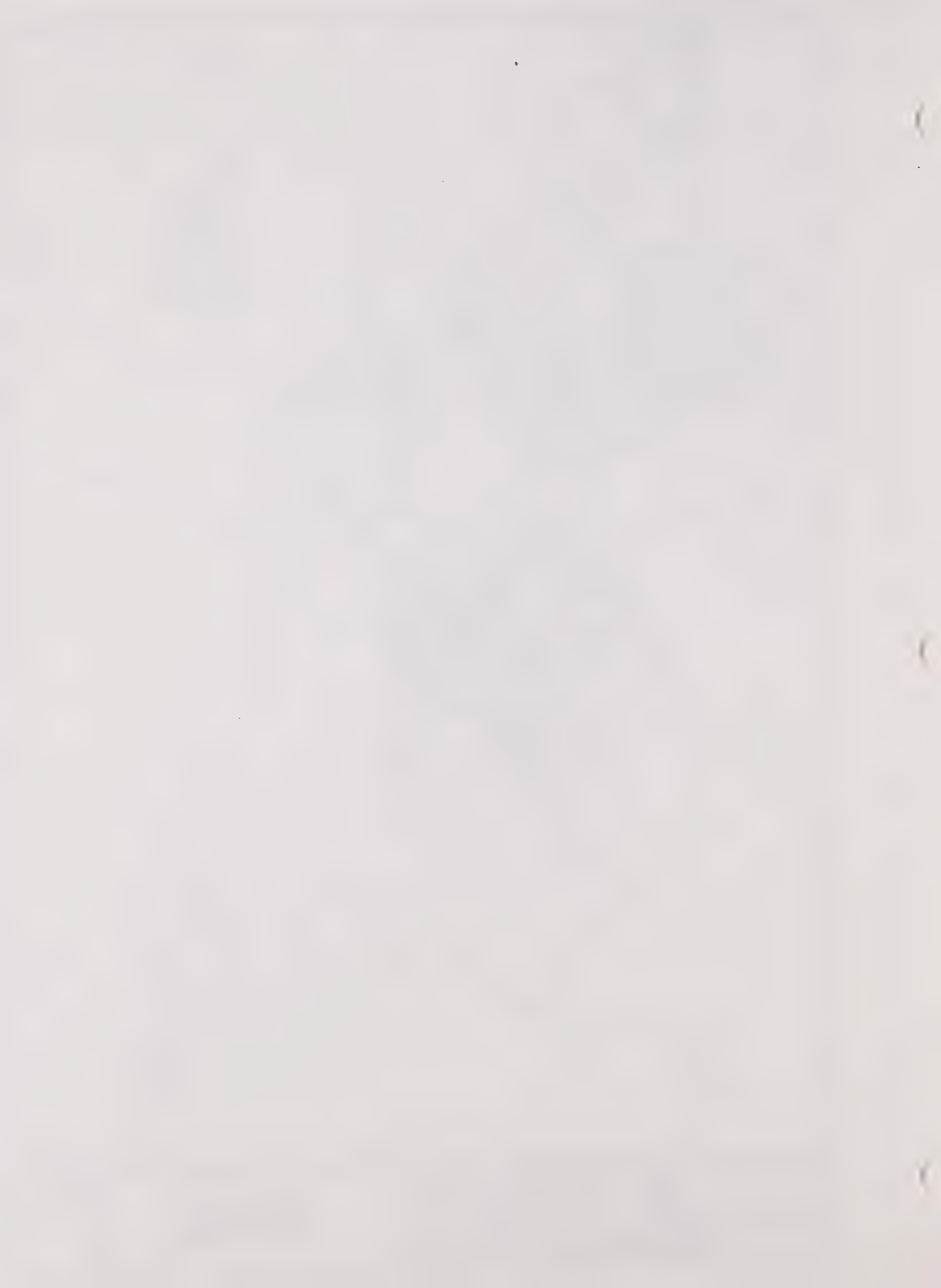
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Edna Village

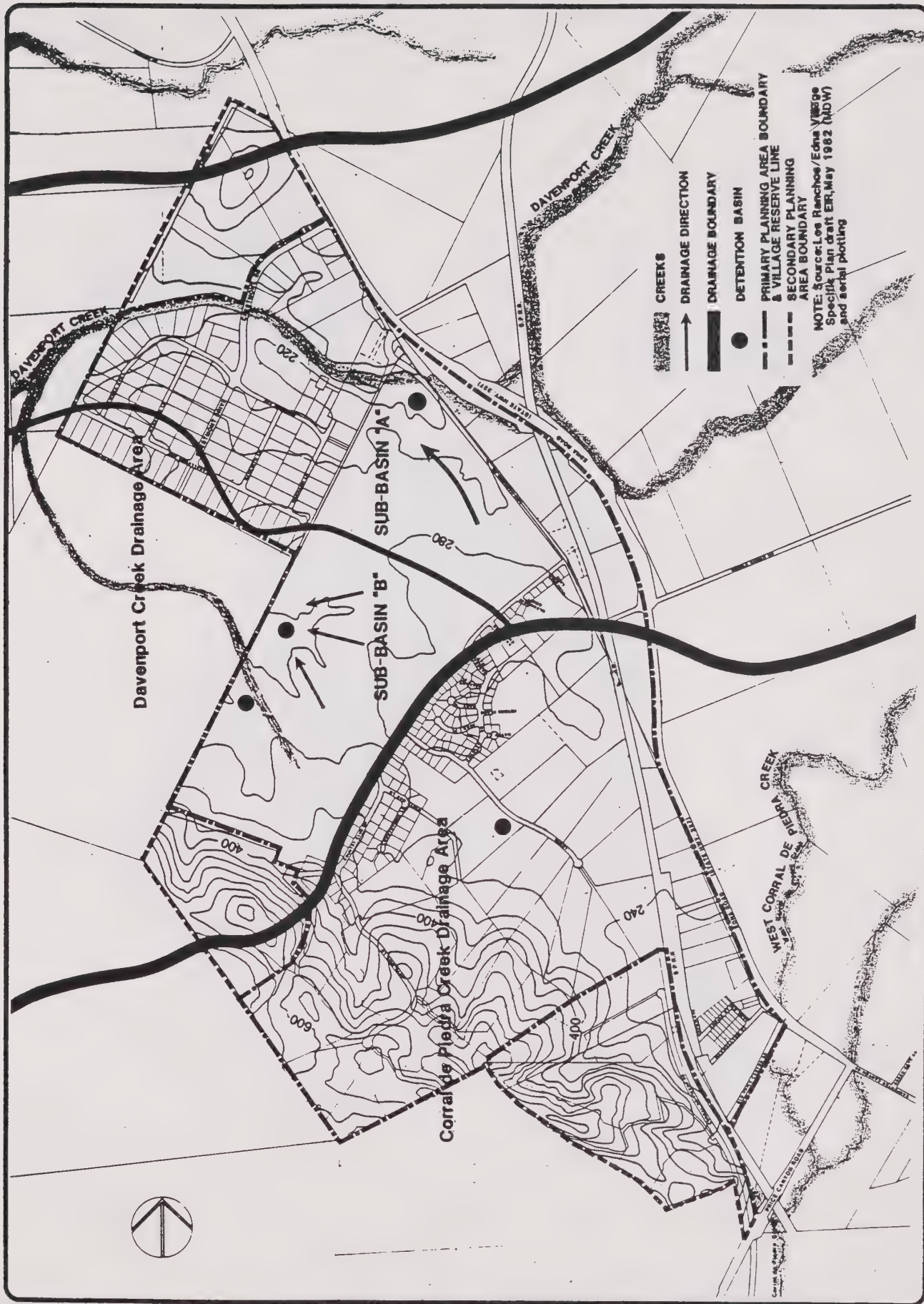
SPECIFIC PLAN

SUBAREAS MAP

figure

2

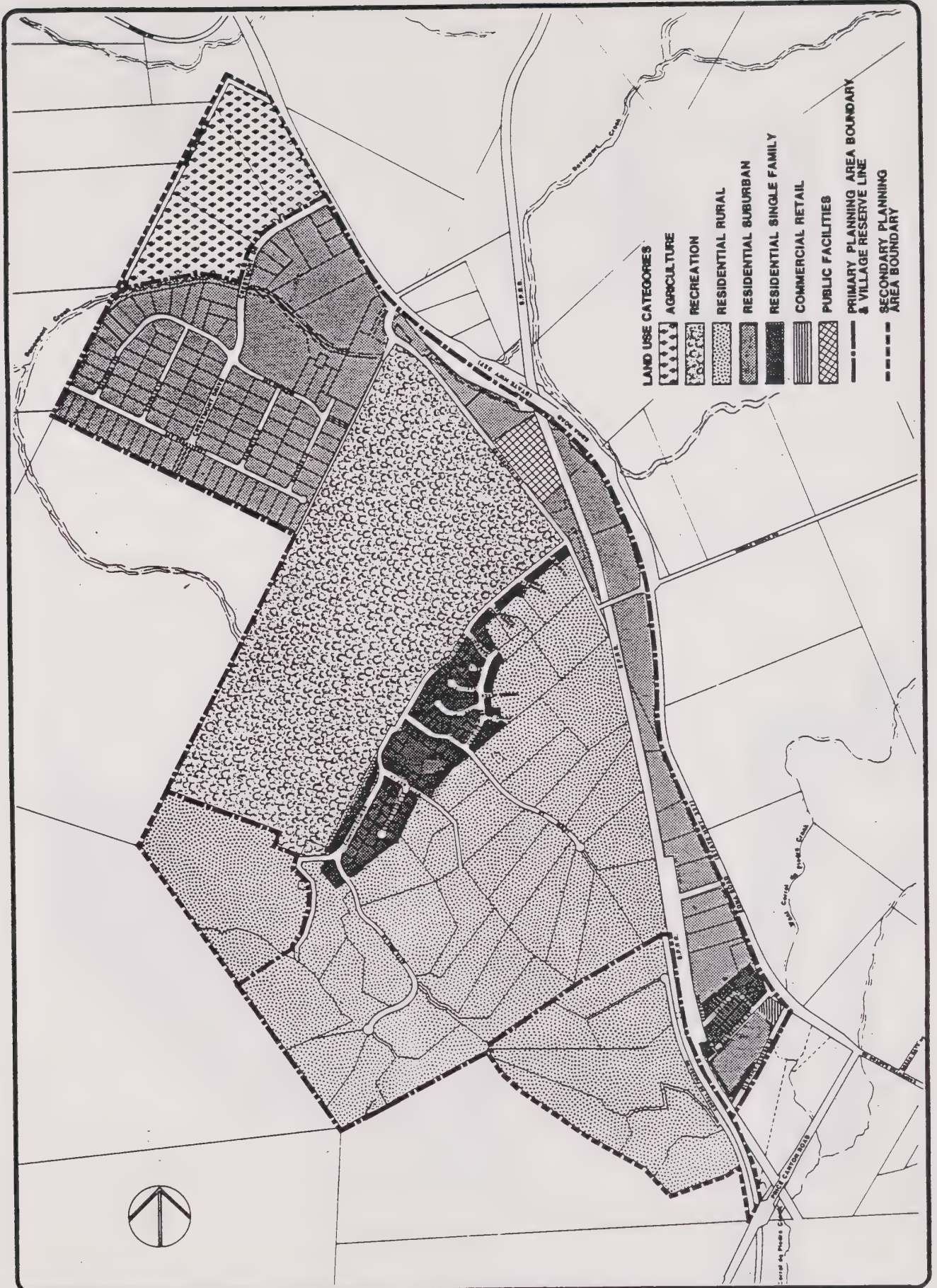




Los Ranchos/
Edna Village
SPECIFIC PLAN

DRAINAGE PATTERN

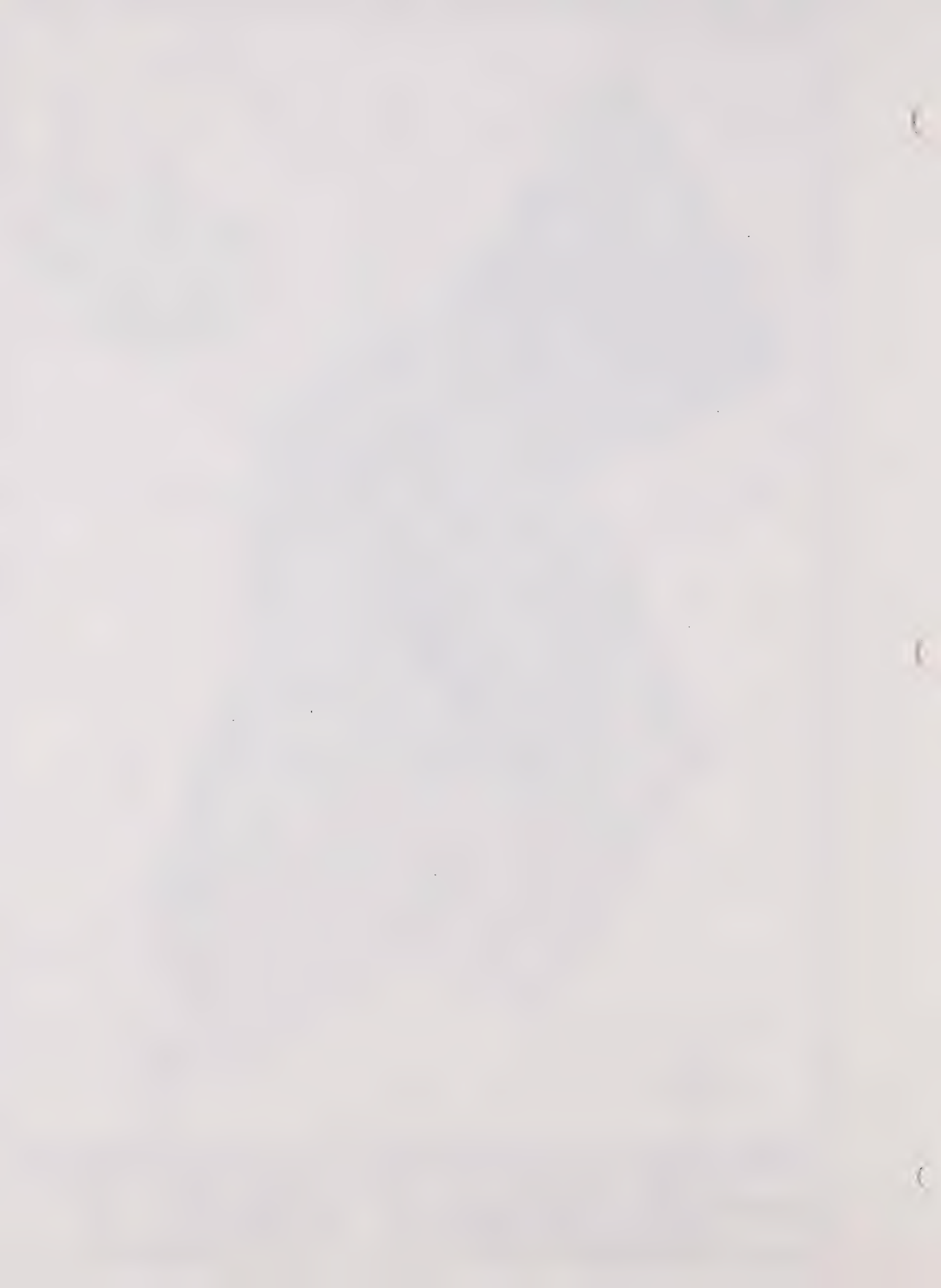
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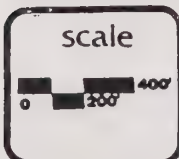
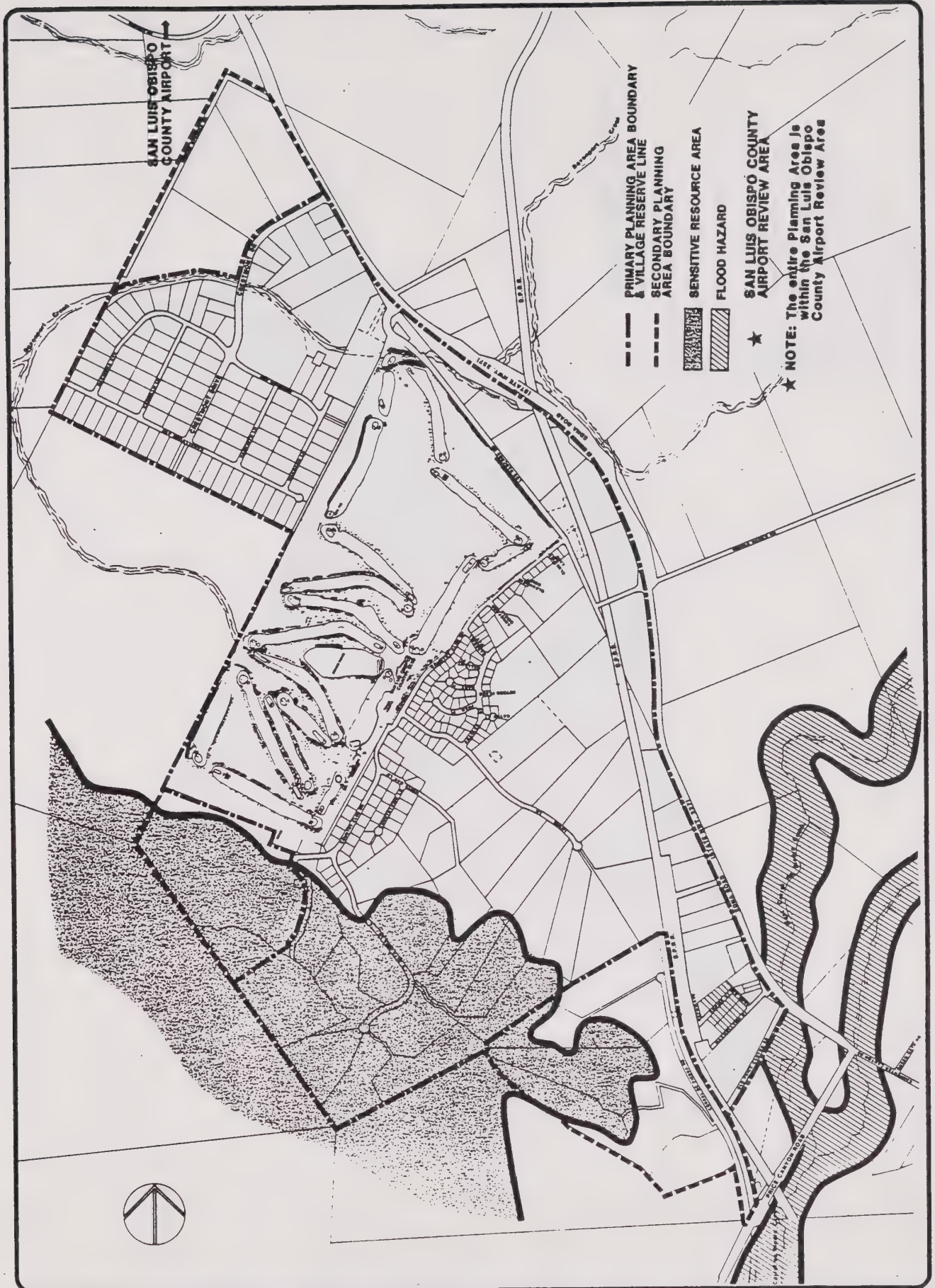


 **Los Ranchos/
Edna Village**
SPECIAL PLAN

**LAND USE ELEMENT
LAND USE
CATEGORIES**
ADOPTED 1980

figure
5





Los Ranchos/Edna Village

SPECIFIC PLAN

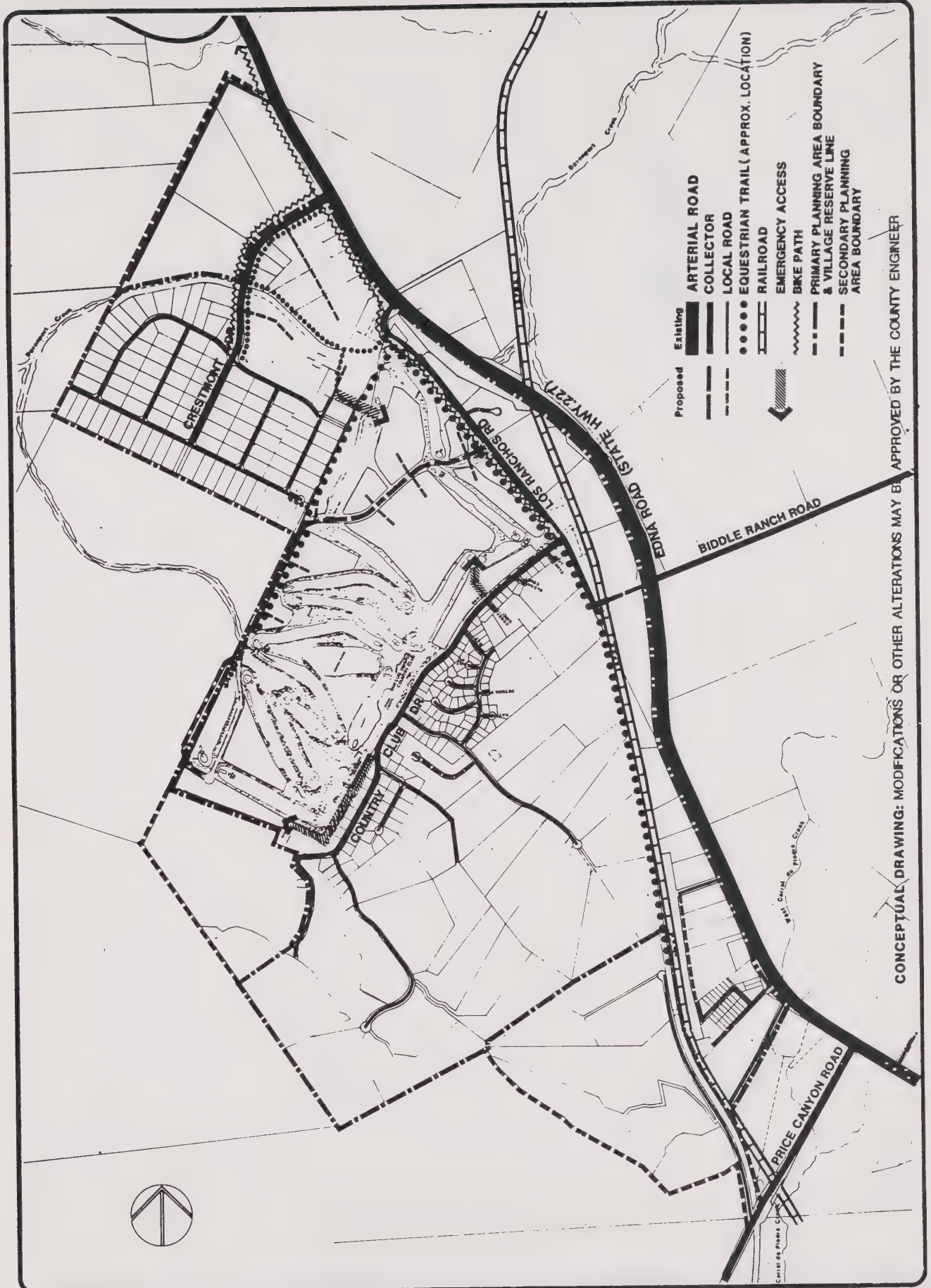
Richmond
Hill
Montgomery

**LAND USE ELEMENT
COMBINING
DESIGNATIONS**

ADOPTED 1980

figure
6



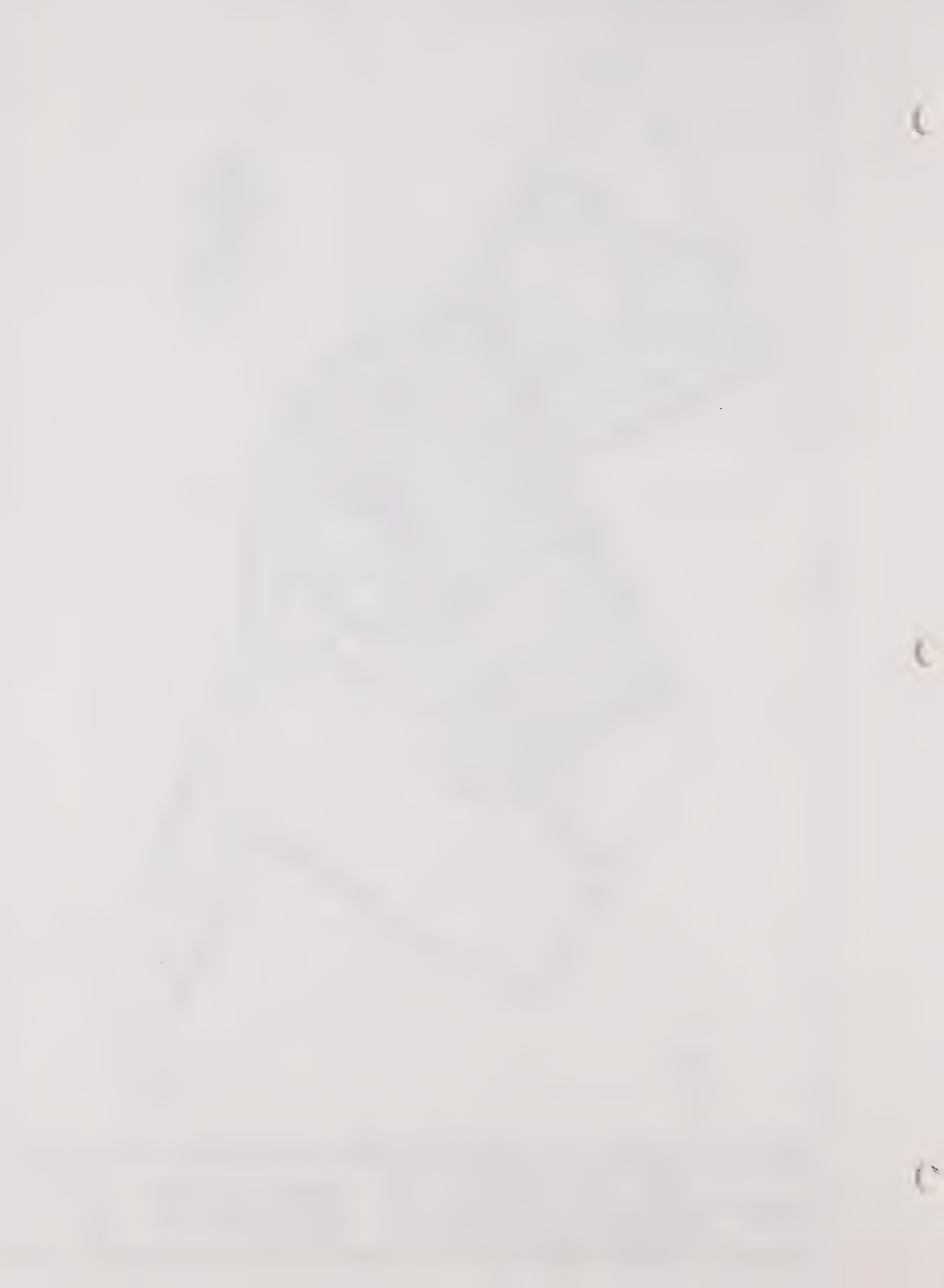


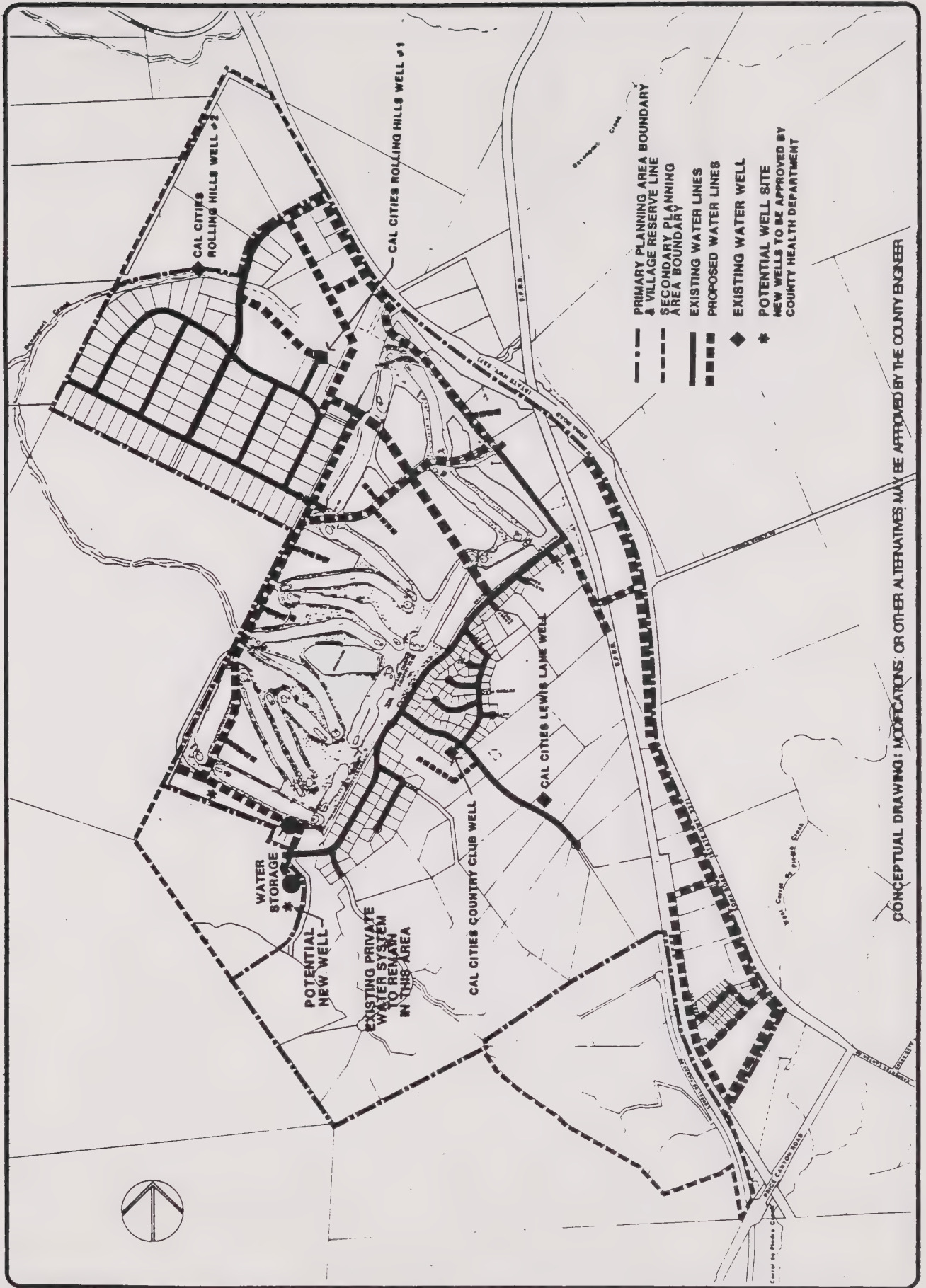
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Richmond Road Montgomery
Los Ranchos/Edna Village
SPECIFIC PLAN

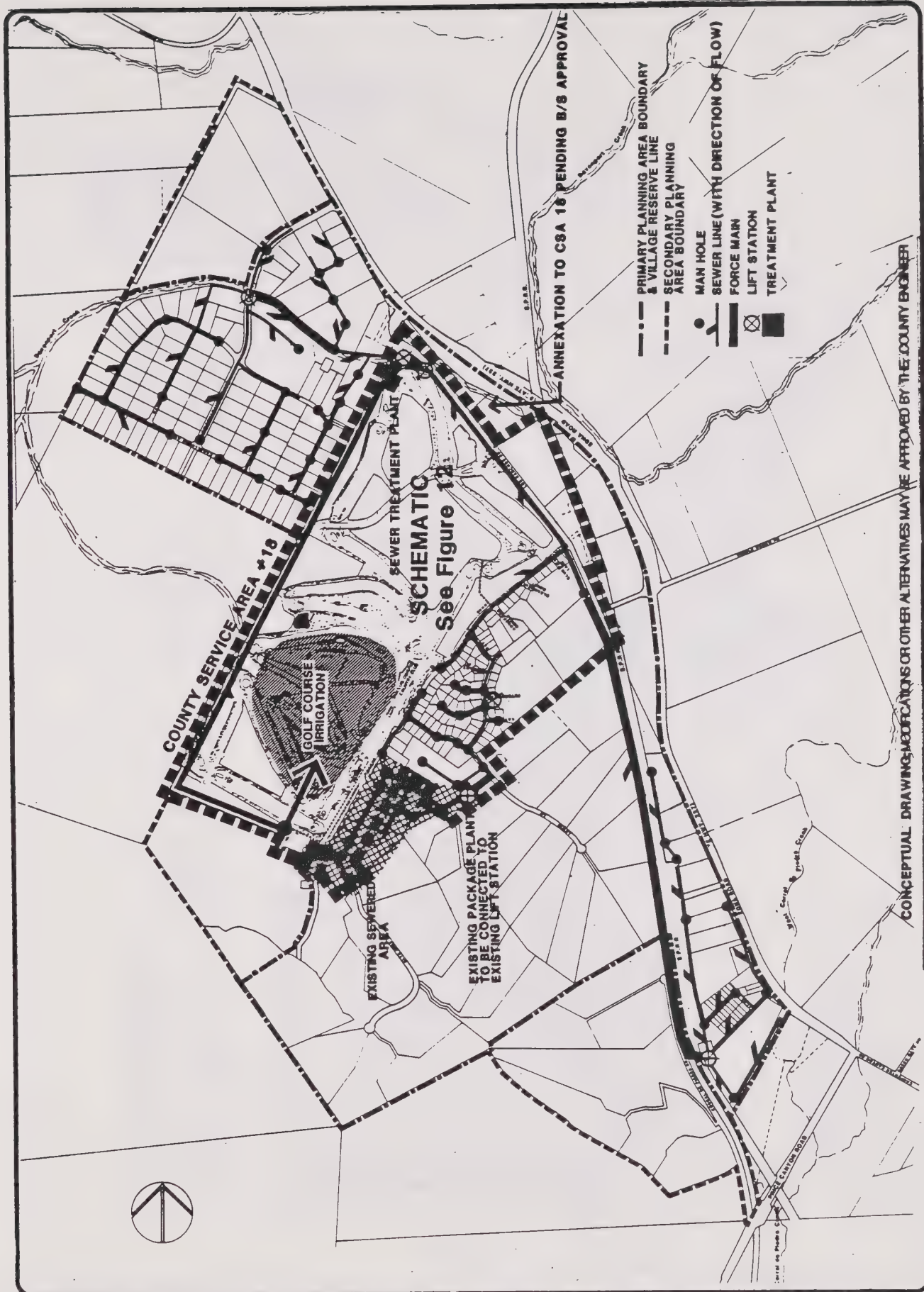
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REV. 10-28-86

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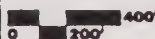




CONCEPTUAL DRAWING: MODIFICATIONS OR OTHER ALTERNATIVES MAY BE APPROVED BY THE COUNTY ENGINEER



scale

Richardson.
Planned
Management.

Los Ranchos/ Edna Village

SPECIFIC PLAN

SCHEMATIC SEWER SYSTEM

**WITH TREATMENT & DISPOSAL
ON GOLF COURSE PROJECT**

figure

11

DEVELOPMENT PHASING		
ACREAGE	NUMBER OF UNITS	Low Mean High
1	17.9	42 46 83
2	2.7	6 8 10
3	33.8	10 21 28
4	8.4	18 38 42
5	7.8	8 11 14
6	2.4	6 11 14
7	10	10 24 40
8	8.4	18 38 42
9	2.7	6 8 10
10	10	10 24 40
11	8.7	18 38 42
12	7.8	8 11 14
13	2.4	6 11 14
14	10	10 24 40
15	8.4	18 38 42
16	2.7	6 8 10
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18	8.7	18 38 42
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21	10	10 24 40
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95	8.7	18 38 42
96	7.8	8 11 14
97	2.4	6 11 14
98	10	10 24 40
99	8.4	18 38 42
100	2.7	6 8 10

ACREAGE		
Low	Mean	High
7	18	20
8	23	33
9	24	33
10	24	33
11	24	33
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98	24	33
99	24	33
100	24	33

- PLANNING AREA BOUNDARY
- ROAD RIGHT-OF-WAY
- EMERGENCY ACCESS
- BICYCLE PATH
- EQUESTRIAN TRAIL
- GOLF CART CROSSING

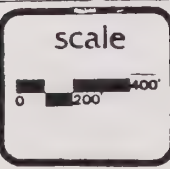
- GOLF COURSE FAIRWAY
- EUCALYPTUS WINDROW
- WOODLANDS
- CLUSTERED RESIDENTIAL
- RECREATIONAL DEVELOPMENT
- POTENTIAL SEWER TREATMENT FACILITIES SITES (APPROXIMATE ACREAGE)
- ALTERNATIVE WET WEATHER STORAGE/BLENDING PONDS
- PRIMARY DISPOSAL AREA



NOTE:
 A Use of Treatment Site 1 will eliminate approx. 1.25 acres from Cluster Site "A"; density may be transferred to another cluster area.
 B Use of Treatment Site 2 will eliminate approx. 1.4 acres from Cluster Site "A"; density may be transferred to another cluster area.
 C Use of Treatment Site 3 will not affect cluster densities or locations.
 D Use of Treatment Site 4 will result in transfer of 8-14 units to other cluster areas.
 E Use of Treatment Site 5 will eliminate approximately 2.3 acres from Cluster Site Q; density would remain at reduced Cluster Site Q.

ACREAGE	NUMBER OF UNITS		
	Low	Mean	High
A	7	16	20
B	7.6	22	33
C	2.4	8	11
D	7	16	20
E	4.4	28	42
F	2.7	5	10
G	12.2	13	21
H	37.8	42	60
I	5.7	19	35
J	6.6	13	17
TOTAL	87.1	197	316

- PLANNING AREA BOUNDARY
- ===== ROAD RIGHT-OF-WAY
- ===== EMERGENCY ACCESS
- ===== BICYCLE PATH
- ===== EQUESTRIAN TRAIL
- ===== GOLF CART CROSSING
- ===== GOLF COURSE FAIRWAY
- ===== EUCALYPTUS WINDROW
- ===== WOODLANDS
- ===== CLUSTERED RESIDENTIAL
- ===== RECREATIONAL DEVELOPMENT
- ===== POND/DRAINAGE CONTROL



Los Ranchos/
Edna Village

SPECIFIC PLAN

**GOLF COURSE
PROJECT
SITE PLAN**

figure
14



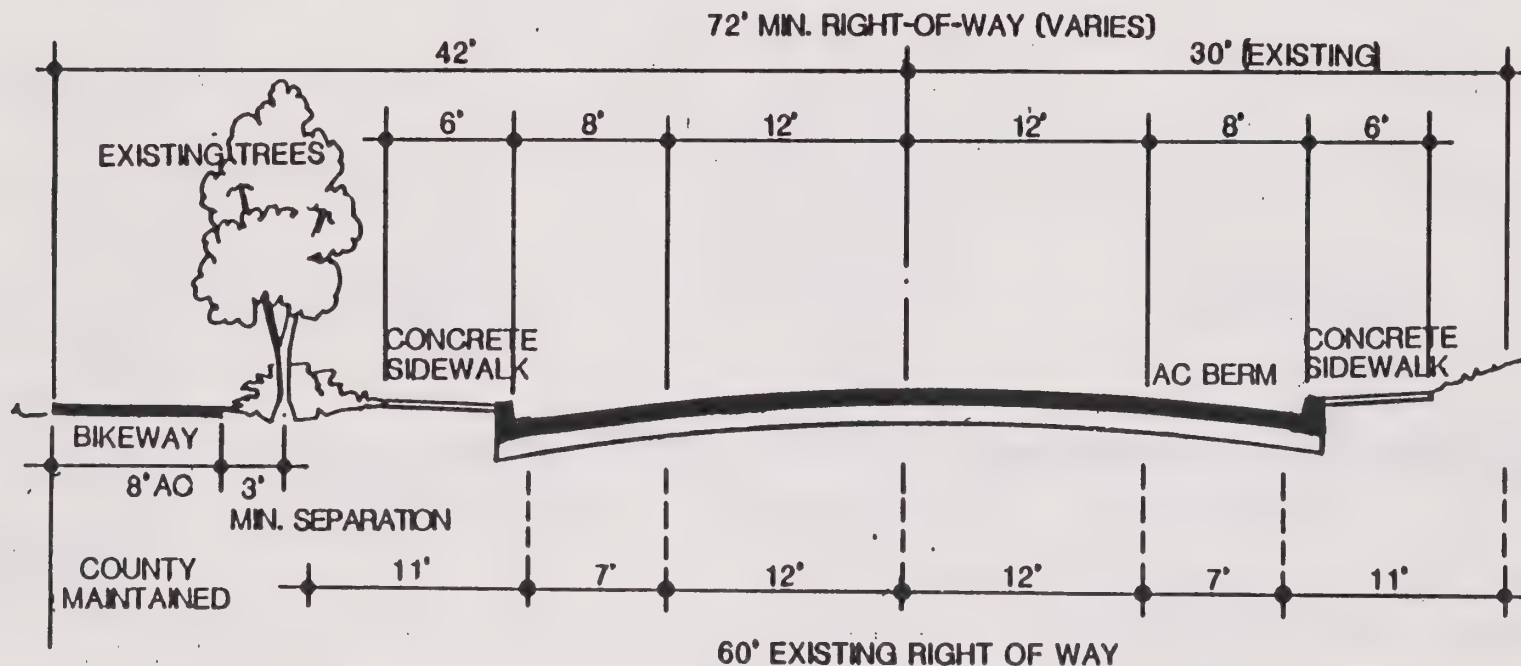
DEVELOPMENT PHASING

ACREAGE	NUMBER OF UNITS		
	Low	Mean	High
1	17.6	42	22
2	17.6	42	22
3	17.6	42	22
4	17.6	42	22
5	17.6	42	22
6	17.6	42	22
7	17.6	42	22
8	17.6	42	22
9	17.6	42	22
10	17.6	42	22
11	17.6	42	22
12	17.6	42	22
13	17.6	42	22
14	17.6	42	22
15	17.6	42	22
16	17.6	42	22
17	17.6	42	22
18	17.6	42	22
TOTAL	87.1	197	256

ACREAGE	NUMBER OF UNITS		
	Low	Mean	High
A	7	16	20
B	7.6	22	33
C	2.4	8	11
D	8.4	28	35
E	2.7	5	10
F	12.2	13	21
G	1.6	6	7
H	27.6	52	70
I	5.7	19	26
J	6.9	13	15
K	6.9	13	15
TOTAL	87.1	197	256

- PLANNING AREA BOUNDARY
- ===== ROAD RIGHT-OF-WAY
- <==== EMERGENCY ACCESS
- BICYCLE PATH
- EQUESTRIAN TRAIL
- GOLF CART CROSSING
- ===== GOLF COURSE FAIRWAY
- ===== EUCALYPTUS WINDROW
- ===== WOODLANDS
- ===== CLUSTERED RESIDENTIAL
- ===== RECREATIONAL DEVELOPMENT
- ===== POND/DRAINAGE CONTROL

CONCEPTUAL DRAWING: MODIFICATIONS OR OTHER ALTERNATIVES MAY BE APPROVED BY THE COUNTY ENGINEER



scale
1"=10'



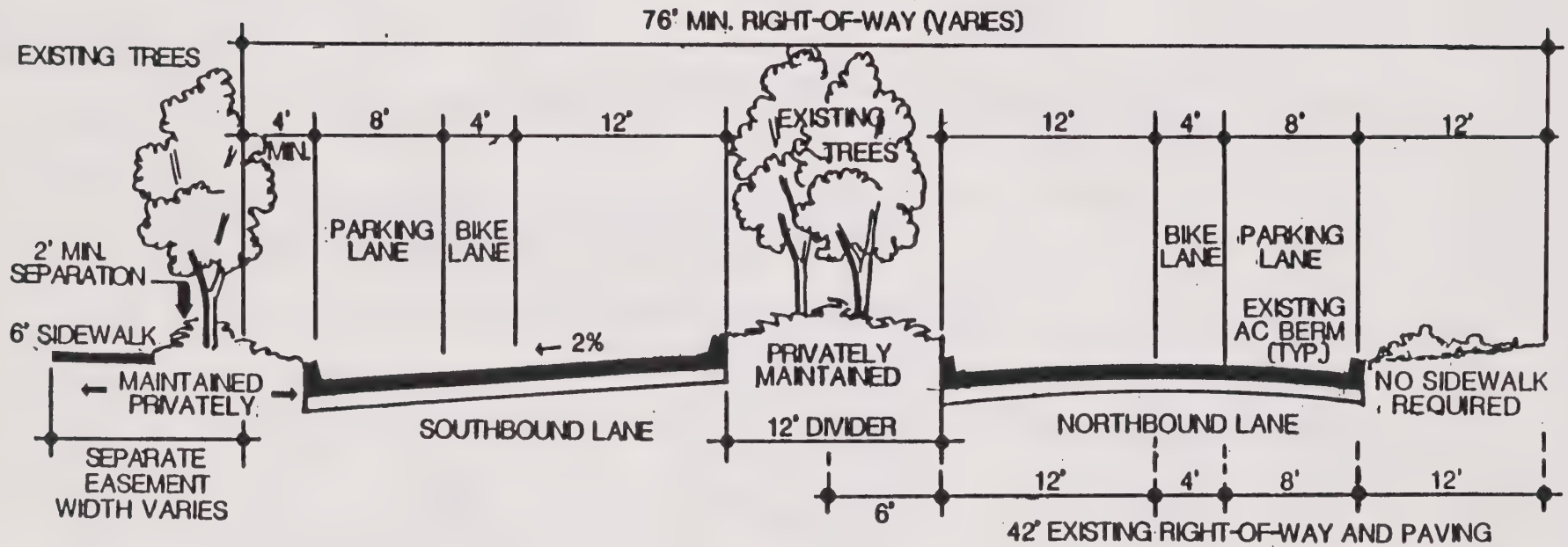
Richmond
Road
Maintenance

Los Ranchos/
Edna Village

SPECIFIC PLAN

LOS RANCHOS ROAD
STREET SECTION

figure
16



scale
1":10'



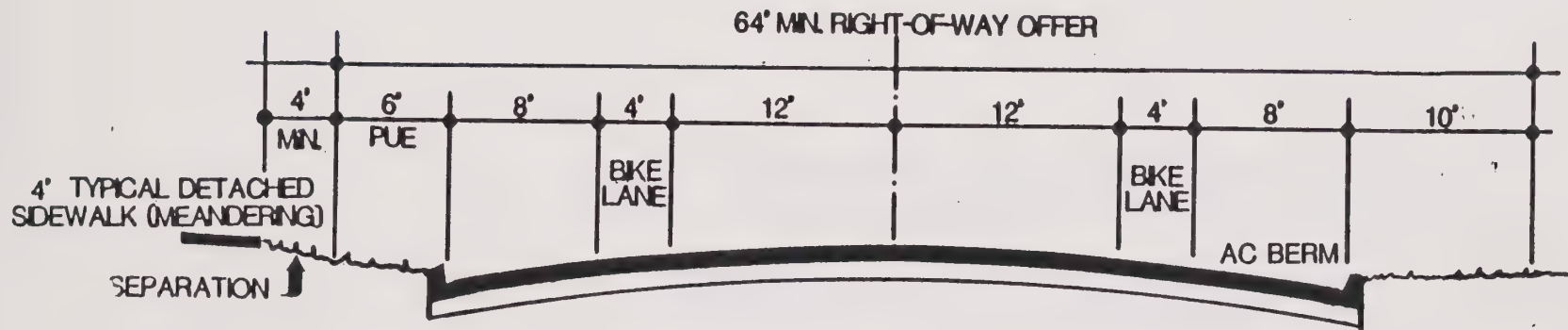
Richmond
Ross
MANAGEMENT

Los Ranchos/
Edna Village

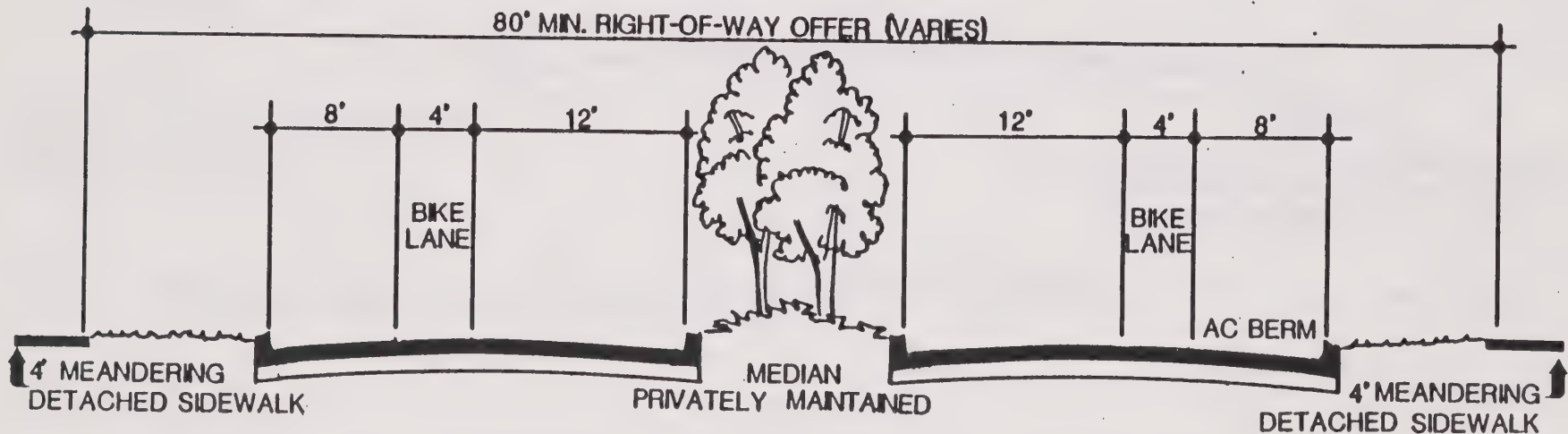
SPECIFIC PLAN

COUNTRY CLUB DRIVE
STREET SECTION

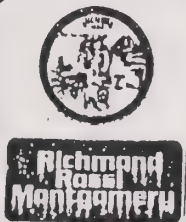
figure
17



NOTE: in sections where no parking is needed or required R.O.W. can be reduced by deleting bike lanes. To be determined with development plan approval.
WHERE RESIDENTIAL DEVELOPMENT EXISTS ON ONLY ONE SIDE, SIDEWALK MAY BE PROVIDED ON ONE SIDE ONLY



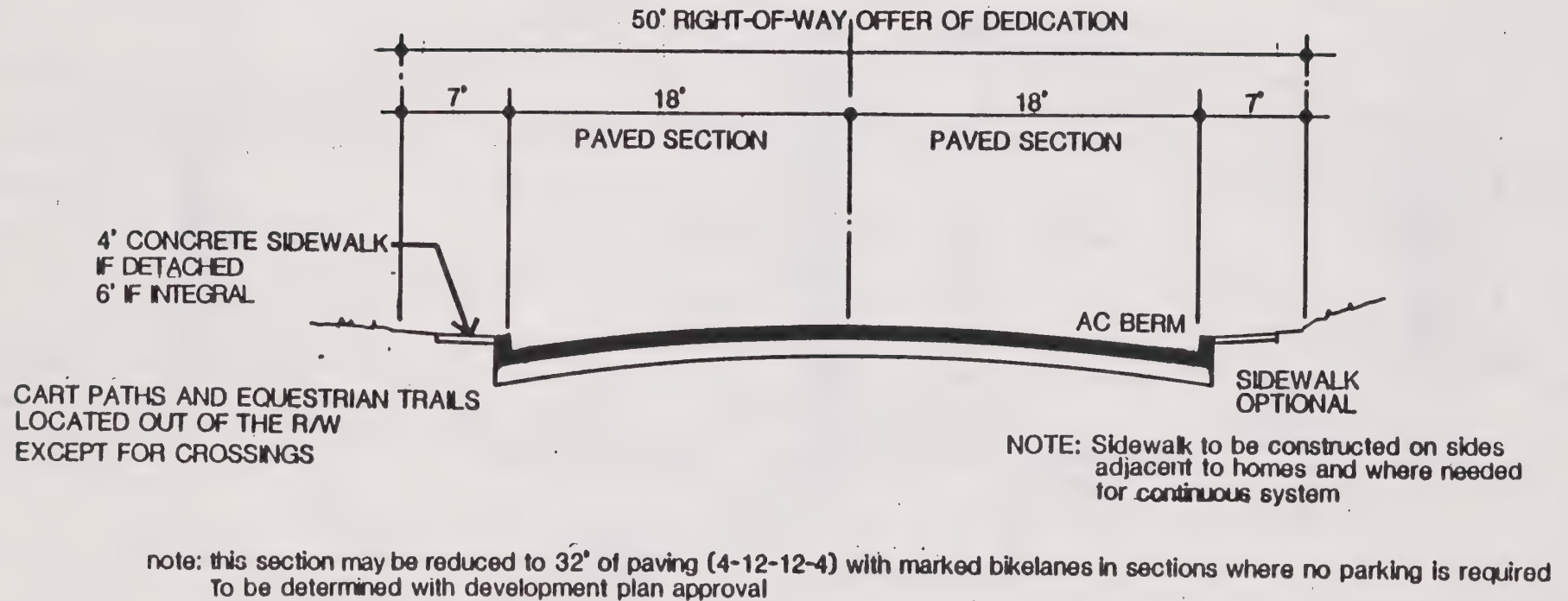
scale
1":10'



Los Ranchos/
Edna Village
SPECIFIC PLAN

GOLF COURSE
COLLECTOR
STREET SECTION

figure
18



scale
1":10'



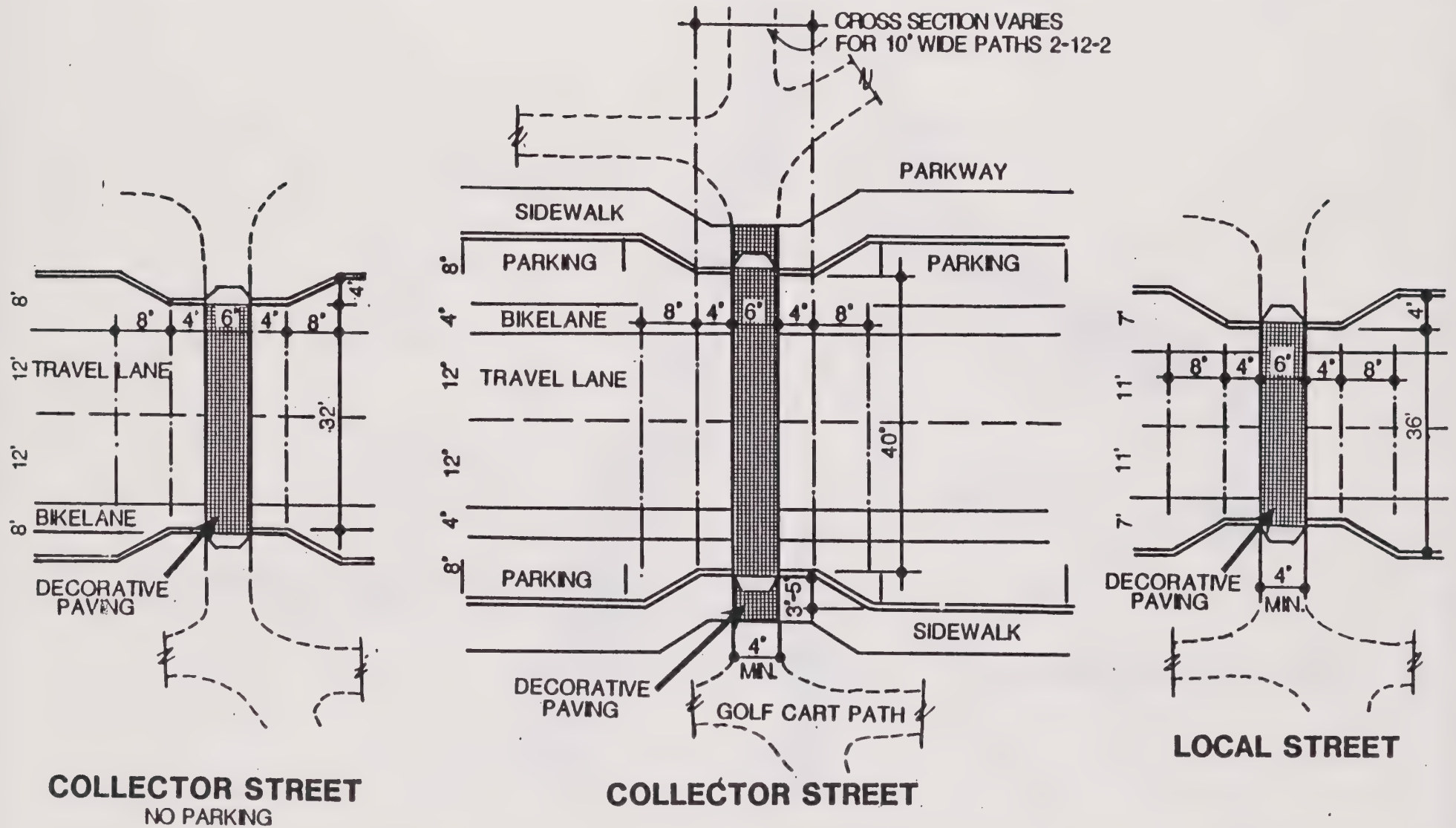
Richmond
Road
Manpower

Los Ranchos/
Edna Village

SPECIFIC PLAN

LOCAL STREET
SECTION

figure
19



no scale



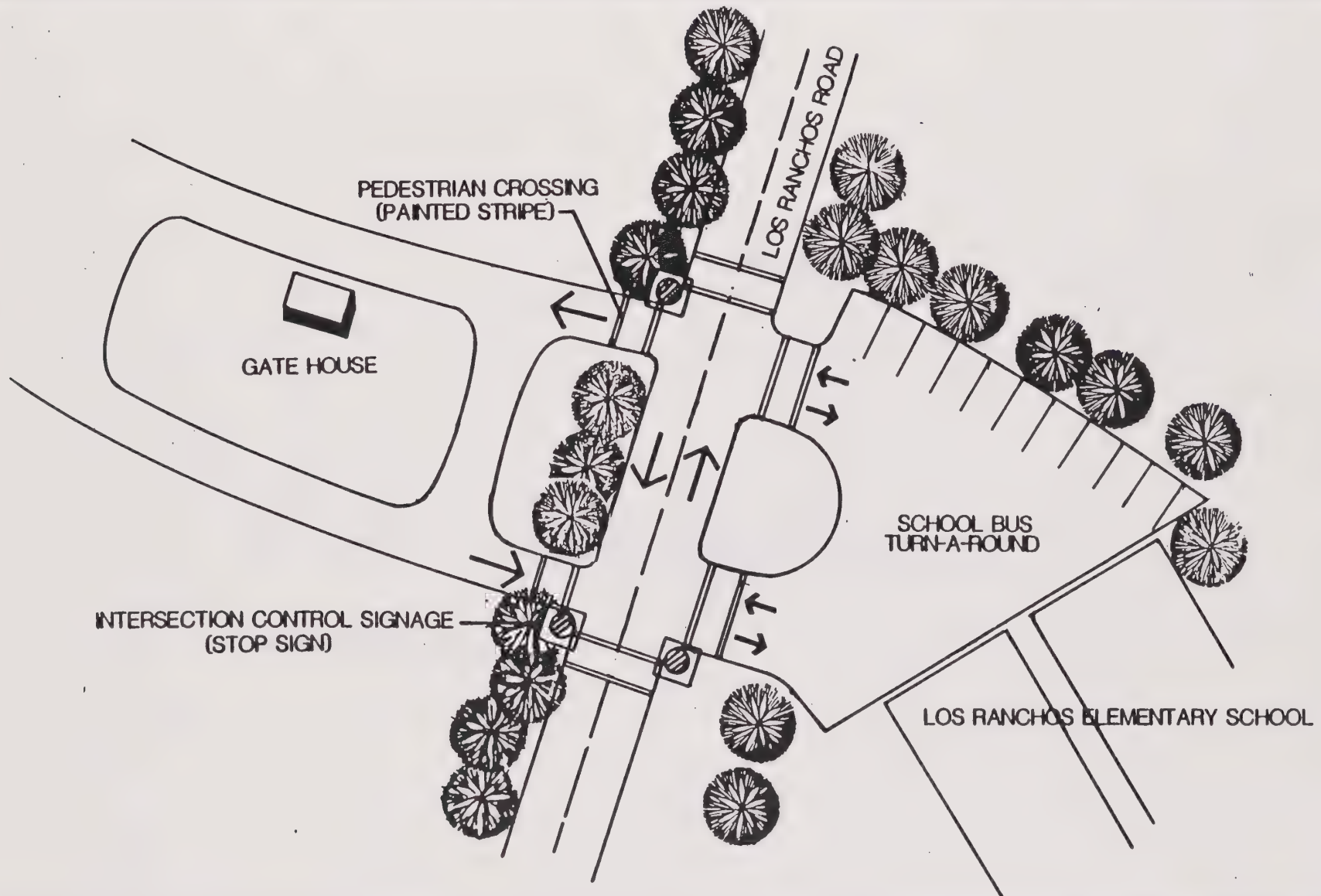
Los Ranchos/
Edna Village

SPECIFIC PLAN

GOLF CART
STREET CROSSINGS

figure

20



no scale

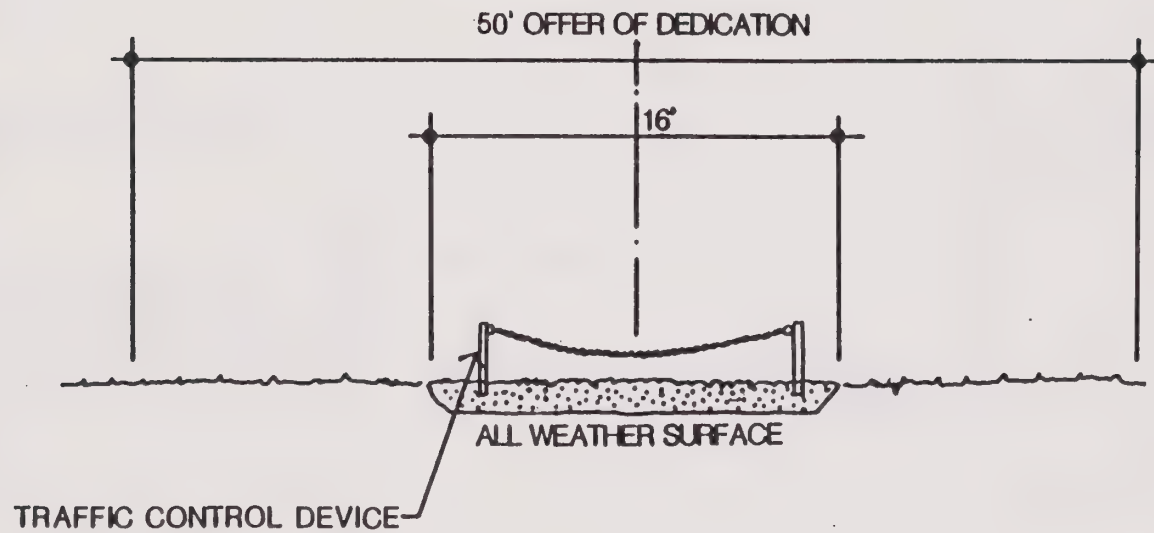


Los Ranchos/
Edna Village

SPECIFIC PLAN

PROJECT ENTRY AT
SCHOOL CROSSING

figure
21



scale
1":10'



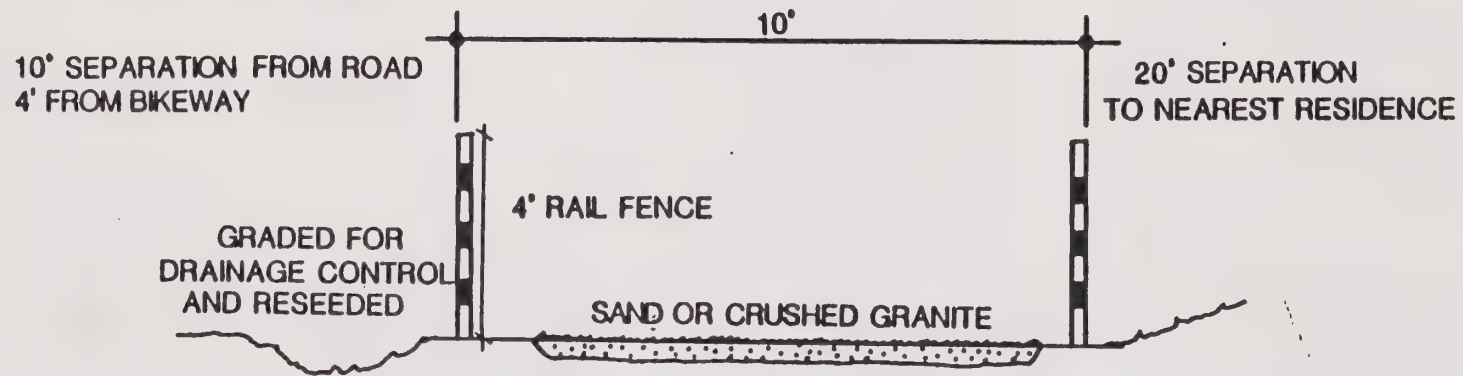
Richmond
Ross
Montgomery

Los Ranchos/
Edna Village

SPECIFIC PLAN

EMERGENCY ACCESS
ROAD DESIGN

figure
22



no scale



Richmond
Rose
Montgomery

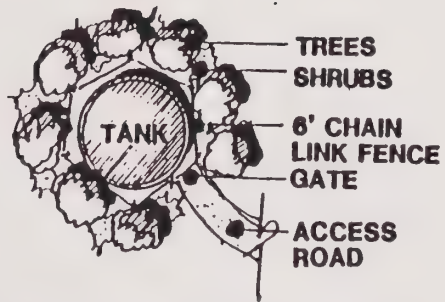
Los Ranchos/
Edna Village

SPECIFIC PLAN

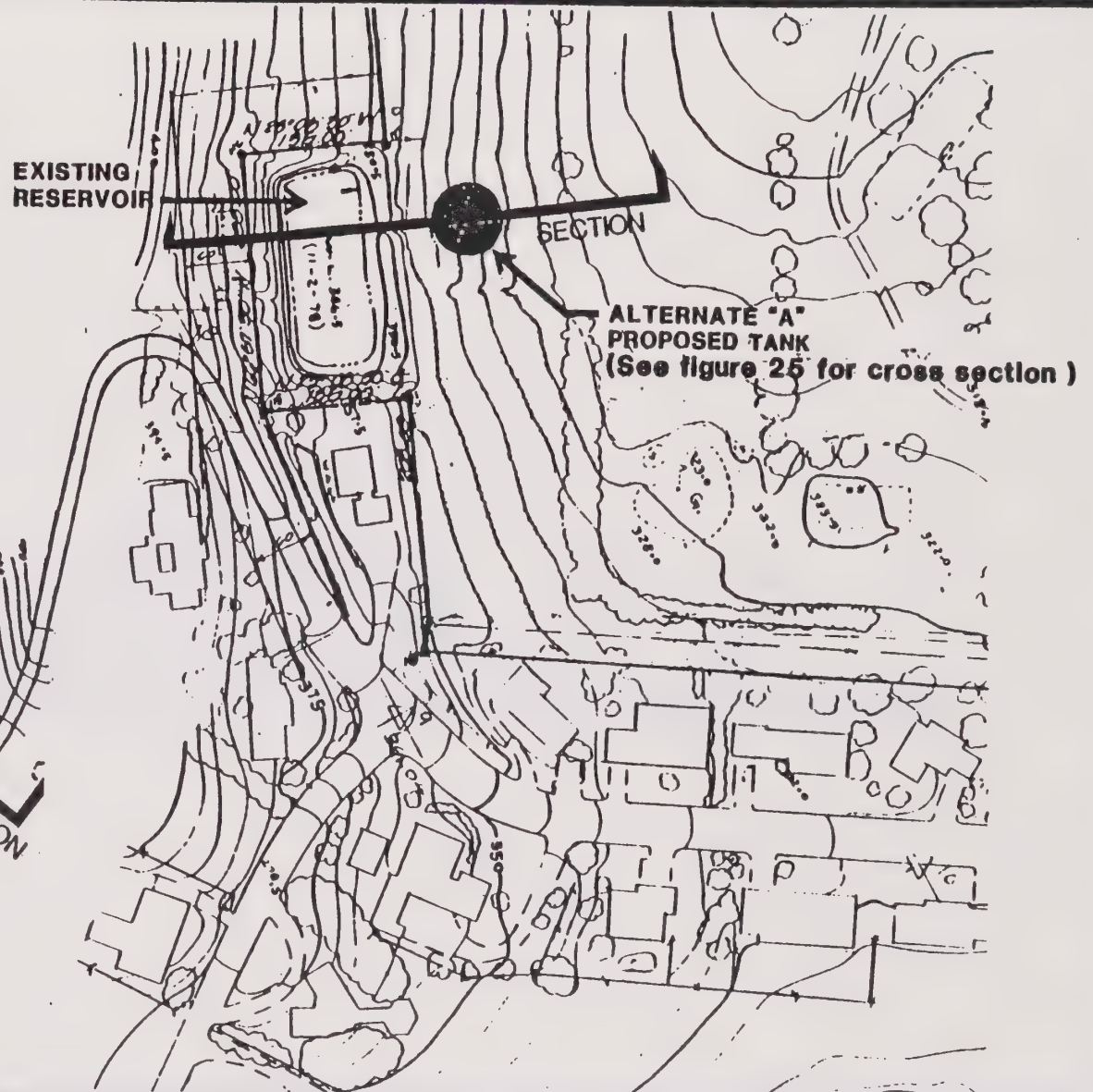
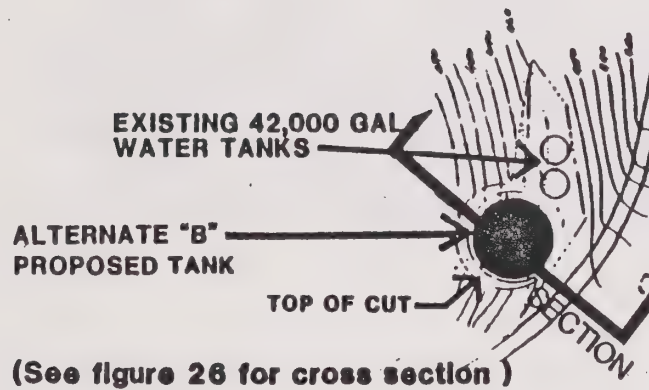
EQUESTRIAN PATH
DESIGN

figure

23



TYPICAL TANK PAD SCREENING



scale



0 100



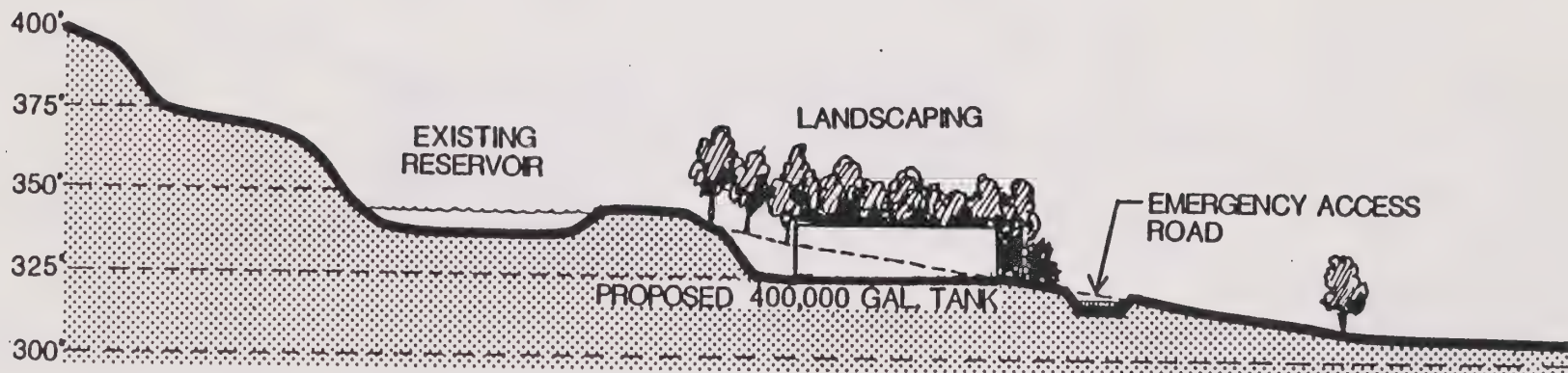
Richmond
Ross
Montgomery

Los Ranchos/
Edna Village

SPECIFIC PLAN

ALTERNATIVE WATER
STORAGE TANK
LOCATIONS

figure
24



scale
1"=60'



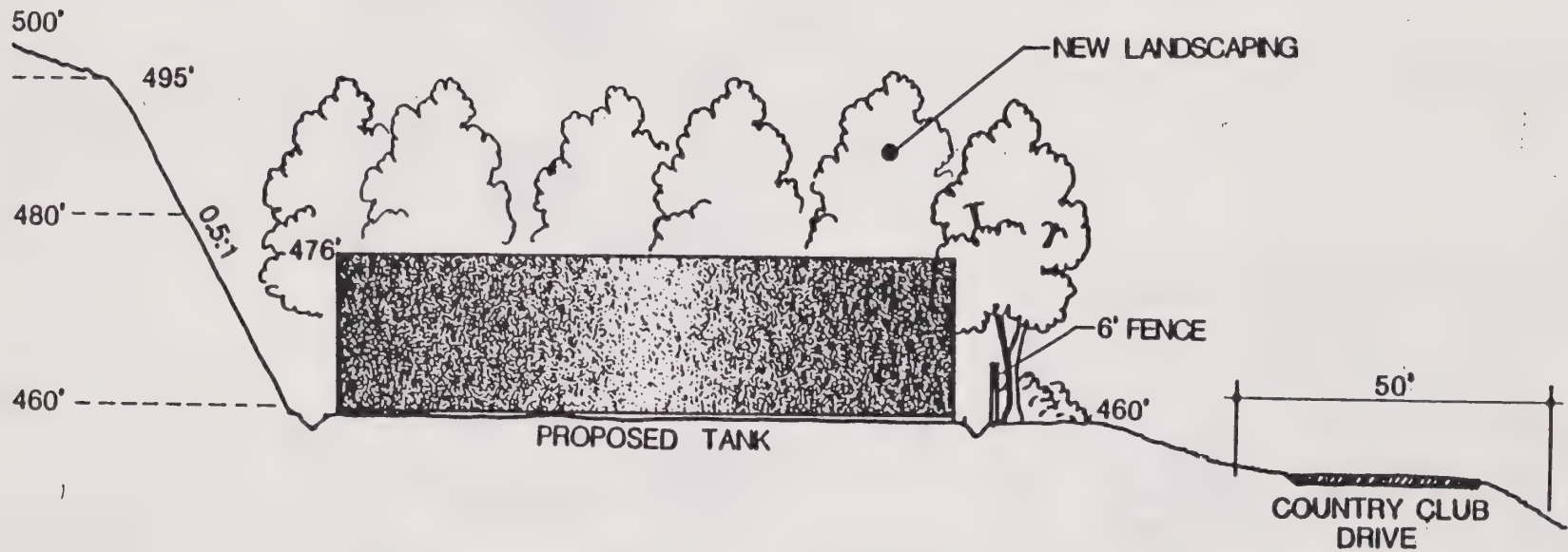
Richmond
Ross
Landscapers

Los Ranchos/
Edna Village

SPECIFIC PLAN

WATER TANK SITE
ALTERNATIVE "A"
SECTION

figure
25



NOTE: Typical screening with trees, shrubs, and fencing apply to alternatives "A" and "B"

scale
1"=20'



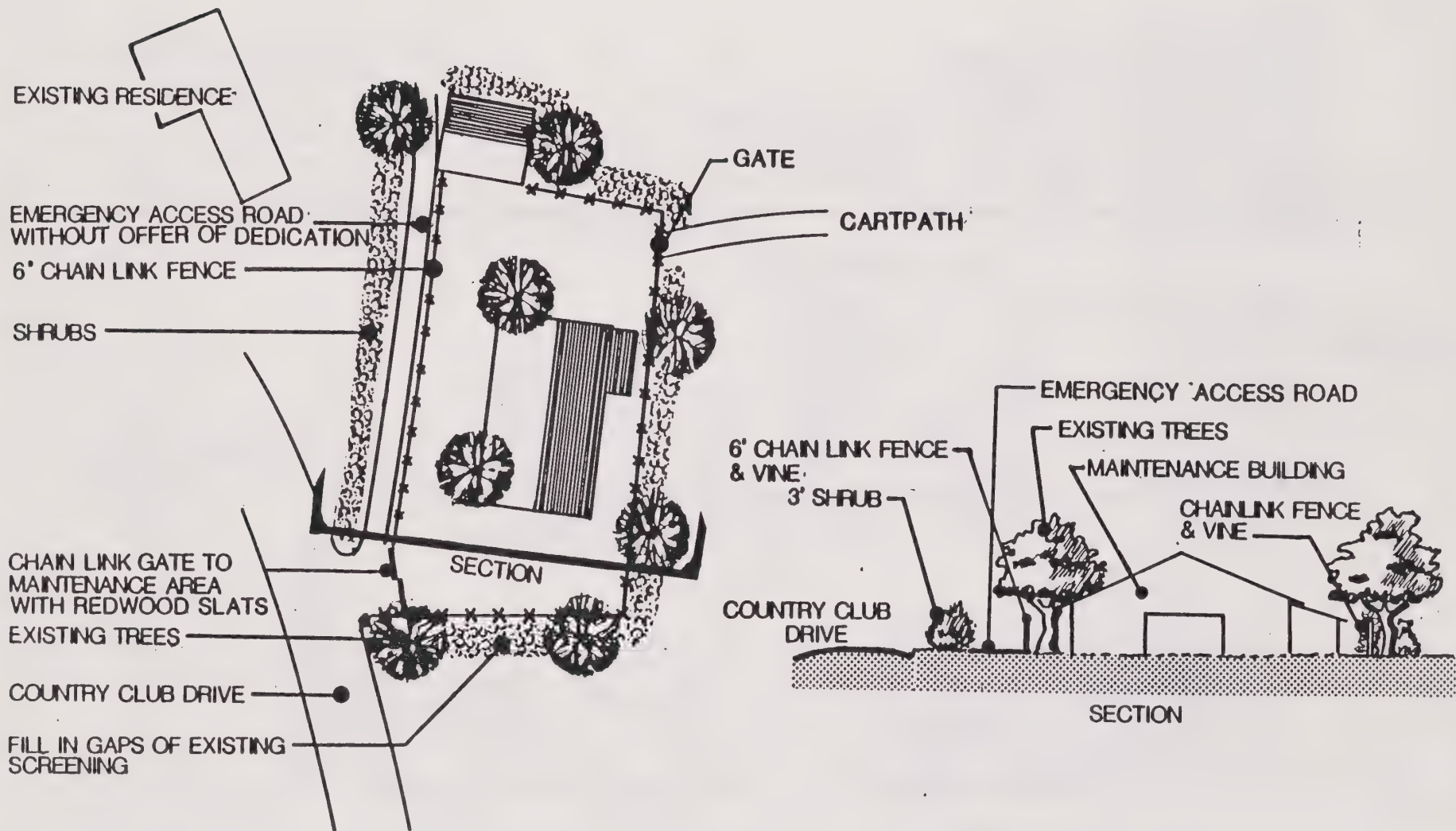
Richmond
Roseal
Montgomery

Los Ranchos/
Edna Village

SPECIFIC PLAN

WATER TANK SITE
ALTERNATIVE "B"
SECTION

figure
26



no scale



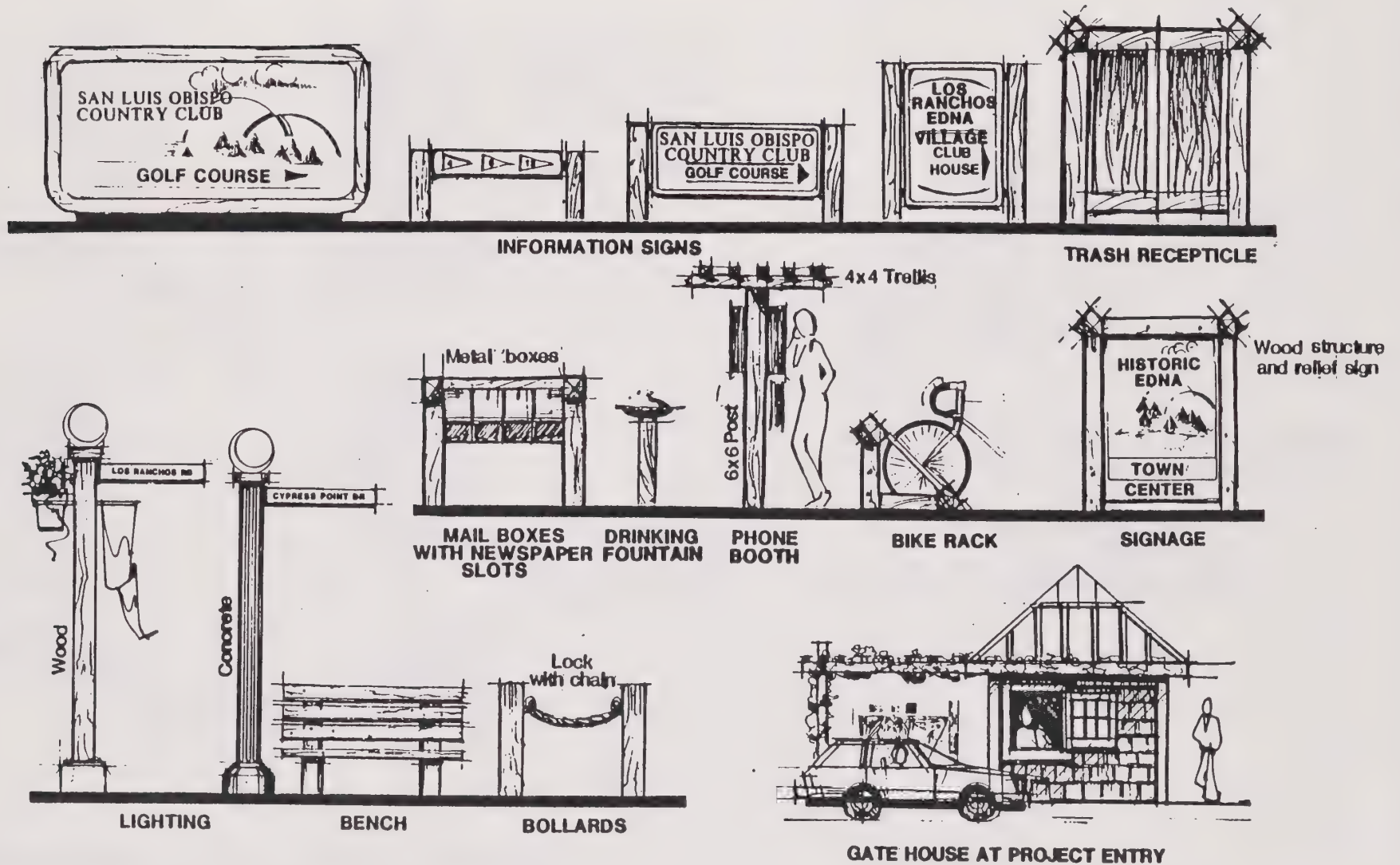
Los Ranchos/
Edna Village



SPECIFIC PLAN

MAINTENANCE AREA
SCREENING DESIGN

figure
27



scale

no scale



Richmond
Road
Montgomery

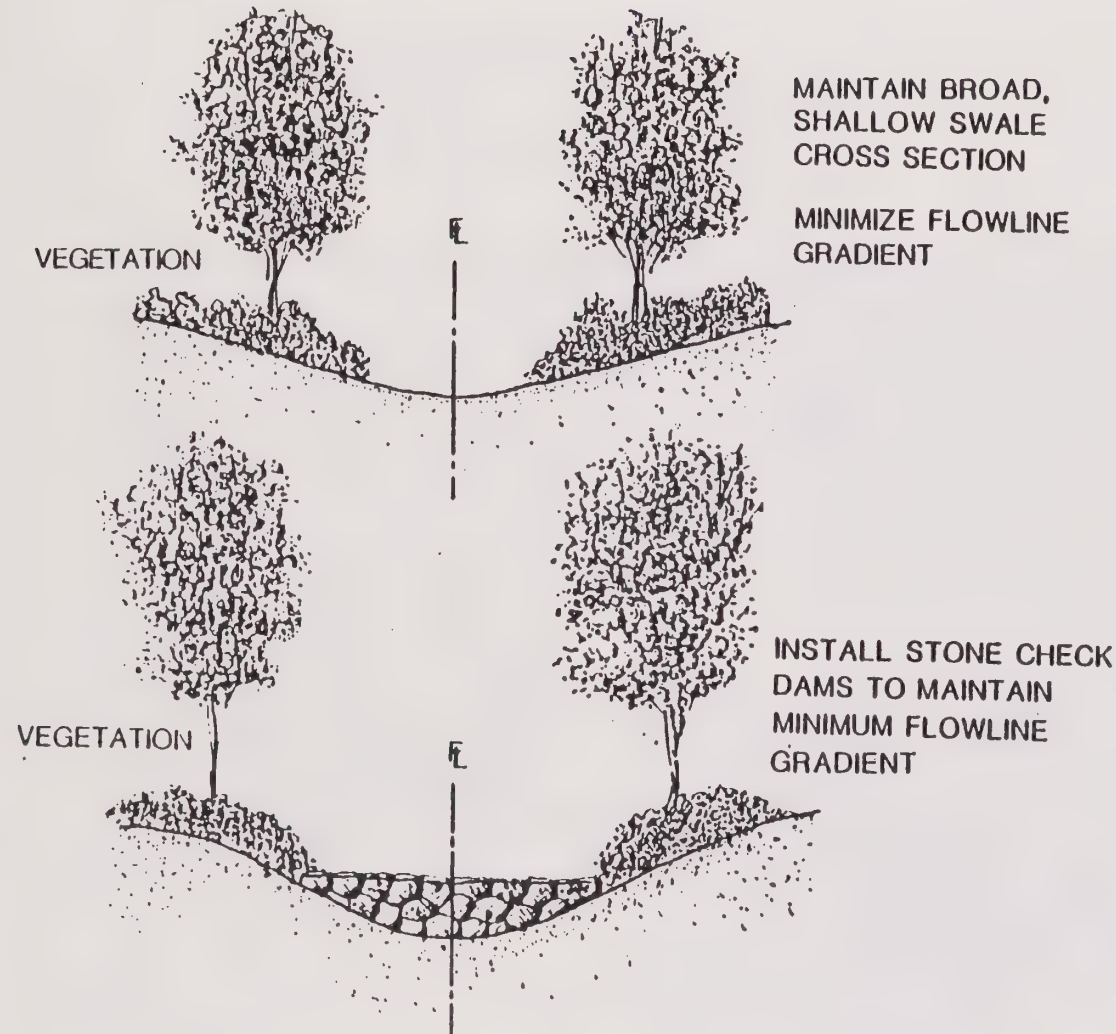
Los Ranchos/
Edna Village

SPECIFIC PLAN

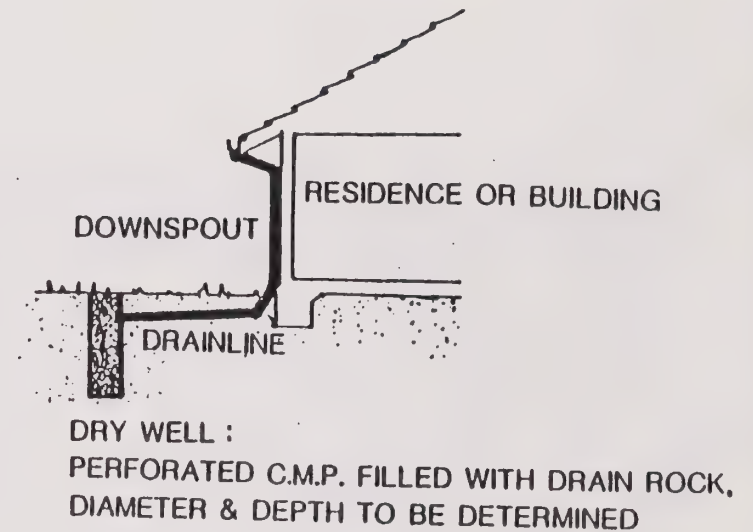
STREET LIGHTING
and FURNITURE
CONCEPTS

figure

28



DRAIN SWALES & CHECK DAMS



**DRY WELLS
AT DOWNSPOUTS**

no scale















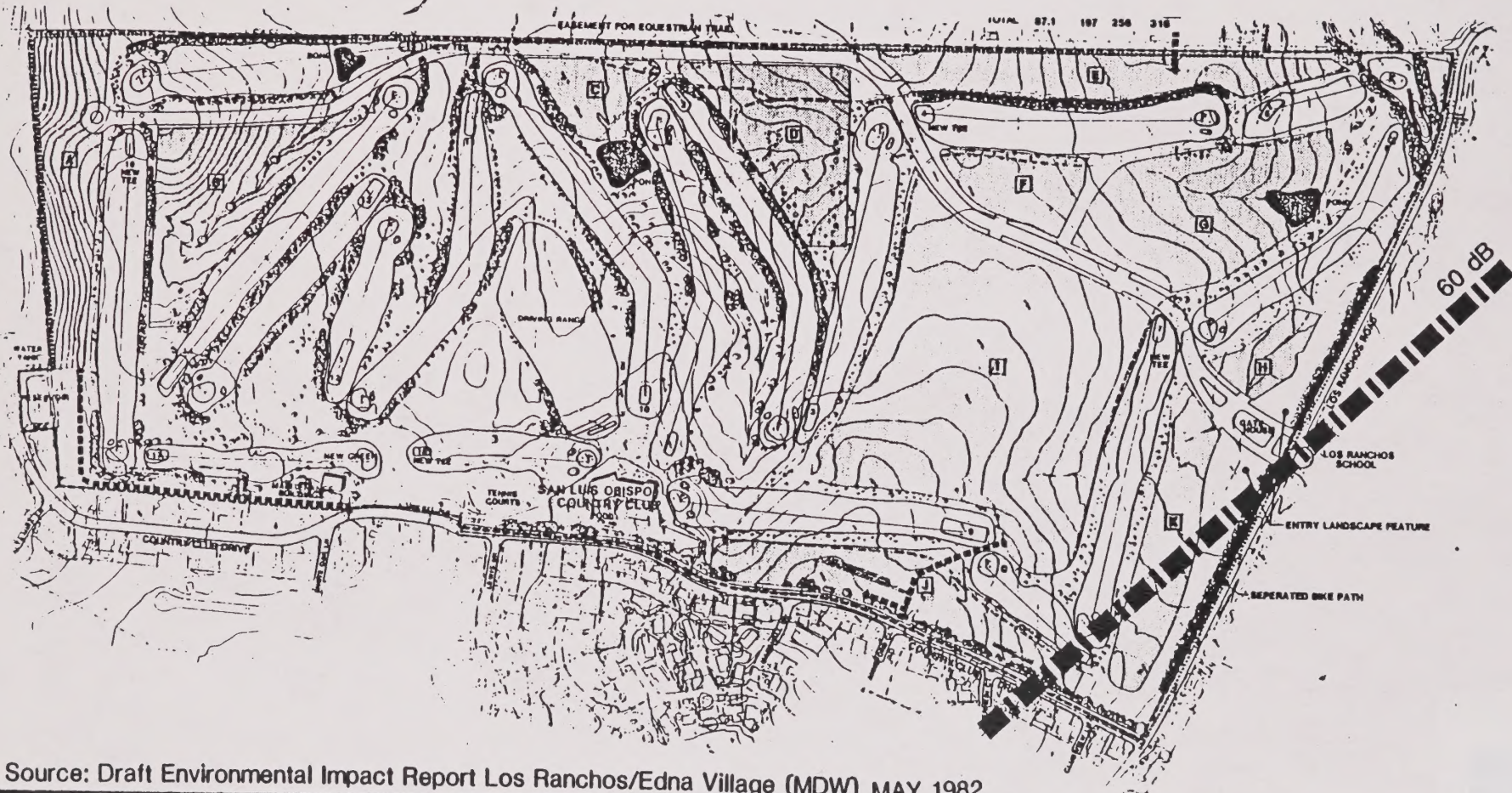
Los Ranchos/
Edna Village

SPECIFIC PLAN

**DRAINAGE CONTROL
CONCEPTS**

figure
29

-  GOLF COURSE FAIRWAY
-  EUCALYPTUS WINDROW
-  WOODLANDS
-  RESIDENTIAL DEVELOPMENT
-  RECREATIONAL DEVELOPMENT
-  POND/DRAINAGE CONTROL
-  PLANNING AREA BOUNDARY
-  ROAD RIGHT-OF-WAY
-  EMERGENCY ACCESS
-  BICYCLE PATH
-  EQUESTRIAN TRAIL
-  GOLF CART CROSSING



NOTE Source: Draft Environmental Impact Report Los Ranchos/Edna Village (MDW) MAY 1982

scale



0 200 400'



**Richmond
Ross
Associates**

Los Ranchos/
Edna Village

SPECIFIC PLAN

NOISE CONTOUR

figure

30



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